



BATH PRESERVATION TRUST

Annual Review

1 February 2015 – 31 January 2016



Bath Preservation Trust Limited

Registered Office	No. 1 Royal Crescent, Bath, BA1 2LR Charity Registered No 203048, Company Registered No 294789 Tel No +44 (0)1225 338727 www.bath-preservation-trust.org.uk
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Vice-Presidents	Adam Fergusson Dame Jennifer Jenkins The Rt Hon. The Lord Patten of Barnes CH PC
Chairman of the Trustees	Edward Bayntun-Coward (retired 31 January 2016) Thomas Sheppard (from 1 February 2016)
Trustees	Diane Aderyn (elected June 2015) Kristin Doern Barry Gilbertson (co-opted January 2016) Robert Hellard Tom Marshall (elected June 2015) Celia Mead Simon Morray-Jones Bill Otley Andrew Pitt (retired June 2015) Thomas Sheppard Alison Streatfeild-James Adrian Tinniswood Mark Wilson Jones
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Legal Advisors	Stone King LLP, Bath
Bankers	CAF Bank Ltd, Kent Santander, Merseyside Lloyds, Bath
Auditors	Bishop Fleming LLP, Bristol
Financial Advisers	Quilter Cheviot, Bristol
Legal Status	Company Limited by guarantee governed by the provisions in its Articles of Association.

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Greetings from our new Chairman



This Annual review covers Edward Bayntun-Coward's last year as Chairman and I should like to say thank you to someone who has had a remarkable impact on BPT in the last 10 years. Edward was appointed Chair in 2006 and followed the redoubtable Michael Briggs. He inherited the leadership of the Trust and a structure of many, many committees with many long-standing members. He joined us at a time when organisations like BPT were looking to find relevance in a very fast-changing and connected world. As a member of a well-known Bath family and a serial volunteer, Edward took his opportunity to set the Trust up for the 21st century.

The BPT has three charitable objectives focused on the City of Bath, its environs and education through its museums. In each of these areas Edward has helped both us and our city to be a better place. He is 'for' things rather than 'against' them and so has helped the Trust engage with its community and look for engagement rather than conflict. He has also helped us put the museums on a strong footing - not just the wonderful work done at No. 1 but also at the Museum of Bath Architecture, Beckford's Tower and most recently the Herschel. It is very hard to pick out the high point of what has been a period with many successes, be they reducing the committee structure from 13 to three or finding a new impetus for our architecture museum. But the stand-out achievement has got to be at No. 1. Taking the generosity of the Brownsword's gift and turning it and the existing museum into an award-winning museum was a singular achievement; one which will be remembered long after he - and I - are no longer trustees.

My observation is that this Trust runs on generosity. The generosity of those who helped establish and endow it; the generosity of those who we employ - who give far more than the jobs require; the generosity of those who volunteer - without whom much would not happen; the generosity of the trustees and the time they give with those who serve on our committees; and the generosity of you and our fellow members who support the work we do.

Edward is a model of that generosity. He has been most generous with his time - a hard act to follow; he has been generous with his connections and introductions; his love for the Trust and the City of Bath; and when needed has helped us find the financial support or gift that makes the difference.

Perhaps it was easier when there was just the 'single issue' of the Sack of Bath. Now, change and pressures come from every direction. Traffic, students, electrification, rugby, city regeneration and urban expansion are all there to be engaged with. Nothing stands still and there is plenty for us to do to make sure the Trust remains relevant in a fast-changing world. It will be my job to build on the strong foundations he has built and continue to take us forward.



Thomas Sheppard

AGM Speech from our retiring Chairman



Edward Bayntun-Coward stepped down as Chair of Bath Preservation Trust on 31 January 2016. He presented a review of his ten-year tenure at the AGM held on 24 June 2015. Here is a full version of his speech.

As this is my final AGM in the Chair I thought that I might share a few of my experiences, and thoughts, of the last nine years. History might wonder why my tenure was so brief in comparison with my predecessor. I will be 50 next January, but we decided not to put an age limit on Trustees. We did, however, agree that a Trustee should serve for no more than 12 years without a break, and I am

now at 11. I don the tights and sword of the High Sheriff of Somerset next March, and I am told that it will be a busy year. So, now that I can announce that Thomas Sheppard has been appointed as my successor I can retire with full confidence that the Trust is in the best possible hands. 'Though I should warn you that I am hanging on for another six months, as we adjust to life after Andrew Pitt.

Some background: I was born and brought up at Dunkerton, just outside of Bath, where my mother still lives, and went to school in Combe Down until the age of 13. After that I was away at Marlborough, and then Oxford and then lived in London for 12 years. I returned to Bath in 2000, and took over the family business when my father died. My neighbour Michael Briggs suggested that I might consider joining the Trust and I attended an Architecture Committee meeting, chaired by one Thomas Sheppard. A councillor, let us call him Sir Elgar, was also present and expressed himself fairly forthrightly - "All you are is a bunch of bally do-gooders". Thomas thanked him for the compliment and I was impressed - what is so wrong in trying to do good? I remember when I was young that my parents and their friends would display their Trust membership cards on their mantle-, or should I say chimney-pieces. This was the early '70s and they wished to be associated with a body that was actually doing something to halt the Sack of Bath. 30 years later things were different, and the perception of the Trust had changed.

It has been said that I am something of a gossip, and I was pleased to read the other day that the Professor of Evolutionary Psychology at Oxford University had declared that gossip is what makes people human, and sets our species apart, and better still it is a vital part of human life and might help us to live longer. So there. Unfortunately, in 2003 the word on the street was that the Trust was behind the times, and had become a reactionary influence. I was told that I was joining the "Thoroughly Objectionables" - which I took to mean those with a tendency to object. I challenged this at the outset, and have the highest regard and fondness for those Trustees who welcomed me on to the Board. But as I have discovered, negative perception cannot simply be dismissed, and arguing the case for preservation is not an easy task. I have spent the last 11 years considering if and why the Trust is relevant and how we can do the very best for Bath. If you pull the proverbial plug on me now I will conclude by saying that the Trust still has a vital and positive role to play in navigating this unique city, and its environs, through the generations to come.

You might be expecting some slides, but I am assuming that you all know what No. 1, and other notable buildings look like. And I am wary of technology; who remembers

the excellent talk by Simon Thurley in St. Michael's, Broad Street, when all his pictures assumed a random, even anarchic order? I found it captivating, as you just didn't know what was going to appear on the screen next, but I wouldn't want to have been the speaker, or his secretary. Talking of modern contrivances, some years ago I received a telephone call from a woman who wanted the Trust to object to a proposed mobile telephone mast in her neighbourhood. It was a very bad line, for which she apologised; "the problem is there is no bally reception around here". Or the member who rang me at home to complain about foreigners buying up all the big houses in and around Bath - only to get my wife, Laura, who has a pronounced American accent!

I have had some wonderful Alan Bennett moments, but the last anecdote does call into question what the Trust can and cannot do. I would certainly not regard it as within my remit to decide who gets to live where. Or how they choose to live. I am still a little ashamed of a decision by the Trust in my early days when we objected to a temporary ice rink in Queen Square. Not because of the risk of damage to the obelisk or railings, but because there would be noise and disruption. Similarly when the Dyson School of Design was under negotiation an argument was put forward that we didn't need any more young people in Bath. No wonder we might have been perceived as prigs. King Canute failed to hold back the tide; this is the 21st century, and change is inevitable, or as my single slide taken in Mumbai says "Change is Good".

I have adopted a line that I should rightfully credit to Andrew Pitt: "If Bath does not change it will soon be twinned with Pompeii". And remember that Andrew's family, like mine, has lived here for generations. And he of all people has reason to regret that the proposed site of the Dyson School, his family's old crane works, is still derelict and at risk. Perhaps tourists will one day come and inspect the ruins.

Fear of change is perhaps, like gossip, inherent in us all, though I suspect that it is shared with other species. But like it or not Bath has always been undergoing change. I was amazed to see the hidden Roman remains in the underground site of the new Archway Project. It is a shame that so little of Medieval Bath is still visible, and I wonder what the locals made of the Abbey when it was under construction. It is a jolly big building, bang in the centre of town. No doubt there were concerns about the noise on Sunday mornings. Or what about those upstarts, John Wood and Son, building the Circus and Royal Crescent, on green fields, right in our line of sight? Remember that we have the world's first Crescent - it must have looked very odd and out of place. And how did Beckford get away with erecting his Tower? George Bayntun's bookshop is photographed hundreds of times every day, and I am told that it is a Bath landmark. But its architecture has nothing to do with Bath. A major complaint against Eric Parry's extension at the Holburne was the use of ceramics (how ironic that the inventor of the Ajax, the world's first flushing toilet, Sir John Harrington, was a native of Kelston and benefactor to Bath Abbey).

And I haven't forgotten an objection against the plan to glaze the roof over the entrance hall at the new No. 1. I was told that there was no place for glass in Bath. What sort of material did the objector have stretched over his windows? One of Bladud's pig's bladders?

If I am to be condemned as a heretic, I may as well go down burning. In terms of regrets, I count as a failure that we have failed to change the status quo in so many areas. The Hilton Hotel is still standing, and I have a hit list of other monstrosities, including the Travelodge in Widcombe Basin. The old King Edward School in Broad Street is still empty - the word derelict pertains both to a building, and to a neglect of duty.

The site of the old Fuller's Earth Works remains an eyesore and a shameful violation of the Green Belt and an entrance to the World Heritage Site.

The streets are still cluttered with bins, boards and poles, some of them festooned with redundant signs. I thank God that I am not blind, as walking down a pavement in Bath is to undertake an obstacle course. Go and take a look at Bog Island if you wish to see how to seriously abuse an open space. And as a final gripe I wish we could change the mind-set that motivates too many developers. Just because a building is lower than the Abbey, clad in stone, or a derivative thereof, and has an approximation to a classical element is not a justification for its appearance in Bath. Wood, Baldwin and Pinch may have been able to pull off a repetitive design, but I am beginning to despair at the proliferation of monotonous, mountainous and faceless blocks - and calling them Villas adds insult to injury. Let us not kid ourselves that Bath is perfect.

Enough of my own negativity. Where is the good news and what is the Trust doing? Well I honestly believe that we have changed, and continue to adapt to change. It came to me some time ago that preservation should not be about objecting and obstinacy, it must be about managing change.

It was John Bercow of all people who advised "keep the best, and improve the rest". I am not entirely happy with this instruction as the best can be hard to define, and the merely good may be discarded in the process. But an experienced gardener or forester would understand the sentiment. There was an ancient horse chestnut tree directly in front of my family home at Dunkerton, and it was central to the whole identity of the place. Sadly it died and had to be cut down. It has opened up the most wonderful view of the church and hill opposite and the house can now be fully admired from afar. If we accept the inevitability of change we can do something about it. Of course we must fight to safeguard buildings of merit and we are duty bound to object to inappropriate planning applications. But if we protest too much we risk losing our voice.

The Trust is at its most effective when it attempts to educate. Rather than just saying "no" to UPVC windows we should set out the case for wood - it is a convincing one. Rather than just saying "no" to double-glazing in sash windows, or solar panels on roofs, we have been exploring ways to make them unobtrusive and acceptable. I am not going to lie down on the track to prevent the electrification of the railway, but we are trying to work with Network Rail on appropriate fittings and fixtures through the World Heritage Site. We did object to the opening up, or should I say down, of the Colonnades by Pulteney Weir, not because we want them to remain inaccessible, but because we think that there is a better way of approaching them. On this the Development Control Committee agreed with us. Next month we are meeting with a group of Councillors to share our knowledge of Bath's architectural history, and to suggest ways in which we can advise or assist them in the process of preserving and enhancing the city, and, of course, its environs. It is after all the elected Councillors who make the decisions. We need to persuade them that we are not some reactionary bunch of spoil-sports. I know that our Architecture and Planning Committee is correct when it unanimously condemns or commends an application - but we must always consider how we convey this. It is not about politics or spin, it is about communication, common sense and consistency. We must convince the powers that be, and the public, that we are as concerned about the future as the past. Three teenage children have taught me that praise and encouragement are more effective than chastisement. I believe that most people want to do the right thing by their property. We may have to advise them, but come on, let's support and applaud the schemes that we like.

Years ago I was criticised for agreeing to become a Trustee of the Holburne Museum, and I should declare that I am now a Trustee of the American Museum. My deliberately flippant answer is that if you don't have a conflict of interest in Bath, you have no interests. For goodness sake, my mother was a practicing social worker and a sitting magistrate, at the same time. The other museums in Bath are not our enemies - although I am aware that some would have seen the Holburne closed rather than allow the extension. I have always said that history will be the judge, and it appears to me that the right decision was reached where the Holburne was concerned. How sad it would be if that glorious building was now boarded up. Last week I made a speech in support of the Archway Project. I have been going on about the need for a World Heritage Site Interpretation Centre for eight years - this project may deliver one. We should be working together with all like-minded organisations; surely we have a common purpose in the promotion and betterment of Bath. We now have close links with both universities and the College, and our Education Officer is inspiring a generation of future members. Just as I was inspired by Barbara Robertson.

Our museums are full of wonderful things, and I could never be accused of being unmaterialistic. However, objects in isolation or behind glass are inanimate, even meaningless. We must bring them out and back to life, by explaining their purpose and endowing each of them with a history. That is our aim with the museums - it is all about access and education. The world now operates virtually, at the swish of a screen - we are in the privileged position of being able to offer reality and authenticity. May our museums be forever dynamic and fun, with exciting and enlightening events and exhibitions. A moribund museum is ever so dull.

My first act as Chairman was to persuade the Board to take on the daunting task of acquiring 1A, rebuilding it and reuniting it with No. 1. Bless the Brownswords. One or two of the old brigade told me at the time that I was being foolish and vain. My favourite defence of the status quo was that we presented a classic, even unique, 1970s interpretation of 1770s interiors. I have never thought of myself as an iconoclast but I have no regrets about reinstating Mr. Sandford. 'Though I have to say that I had no idea it would be quite such hard work. We were seriously considering closing or relocating the Building of Bath Museum. The figures were not good, but certain ingenious Trustees and members of staff persisted and pulled it round and here we are today in the Museum of Bath Architecture. There are grand plans for Beckford's Tower, which I will leave to my successors to announce. We are just about to take full control of the Herschel Museum. Why? Because we are rather good at running museums, and I believe that they are compatible with our campaigning role. Both involve education.

A past Chief Executive of B&NES once told me that the Trust was the conscience of Bath. I take that as a compliment. For 80 years, through good times and bad, we have sought to do the right thing. We may have been wrong on occasions, but I trust that we are mature enough to learn from our mistakes. We certainly have an unrivalled collective knowledge, within our archives, our committees and our staff and membership. It is our responsibility to take care of the place - especially when times are hard. Beckford's Tower may be an expensive folly, but how could we have allowed it to topple, or be turned into a crematorium? As an aside I had to laugh when we complained to the Council that they hadn't been mowing the grass up at the cemetery - we received a deadpan response of "sorry, it's because of the cuts". The Herschel Museum is a gem, and we wish it to become a place of pilgrimage. This museum could benefit enormously if a World Heritage Site Interpretation Centre does come about, as it will free us to focus on the architecture and craftsmanship that makes us what we are. If

we can show the world how things were, and should be, then we can speak with authority.

I previously spent ten years as a volunteer and then a Leader at the Central London Branch of the Samaritans, and I am now Patron of the B&NES Carer's Centre - a truly wonderful organisation. For all my love of the buildings of Bath, it is the residents and visitors who also concern me. If the overwhelming majority wish for rugby to remain on the Rec then may I suggest that we respect their views. At present the Rec is indeed a wreck, and we should be aspiring to improve it with a stadium, arena, set of stands, call it what you wish, which is worthy of a World Heritage Site and displays the same beauty and ingenuity as Bath's best loved buildings. Did you know that once upon a time, not so long ago, there was a poultry farm on top of Claverton - owned by one George Bayntun - and it is now a world-class university with a Department of Architecture and Civil Engineering ranked top in the country? Rather than ranting on and insisting that the public should "get off my land" I am proud that my 'birthright', a term that has been bandied around and abused in reference to the Rec, has been put to such good and universal use.

I once failed to publically acknowledge an individual at an opening event, and it has been on my conscience ever since. Sorry. It taught me that it is better not to name names at all. But I would like to say that the greatest pleasure for me over the last 11 years has been working with the most inspirational and delightful group of individuals, many of whom I have come to regard as friends. Having reduced the number of committees from 13 to three, I would now like to go out by mentioning the chair men and woman who have made my tenure a joint and enjoyable enterprise: Andrew Pitt has controlled the Finance and General Purposes Committee, David Beeton and Adrian Tinniswood have guided the Museums and Education Committee, dear Alun Morgan and Jane Brown have diplomatically directed the Architecture and Planning Committee. And may I add Tom Charrington and Robert Hellard, the guardians of the Environs, and Sir Peter Hall the convener of the Membership Sub-Committee. The staff have been paragons of virtue and exemplars of professionalism. There was an old bookshop in Abbey Churchyard that displayed a sign above the door reading "The Office Of All Intelligence". We have the more precise claim to be "No. 1". My best ever decision was to marry Laura. My best recruitment ever was Caroline Kay. She is the very model of a modern chief executive, and when the history of the Trust is written she will be duly credited with its transformation. Smugness or complacency could become risk factors if I carry on much longer, but I will walk away from the chair with complete confidence that the Trust is a force for real good with a positive and purposeful future. Please display your membership cards with pride, and gossip, or even tweet, about us in the nicest possible terms. Thank you for putting up with me for so long, and it is now time for change.



Edward Bayntun-Coward

Chief Executive's Report

Partnerships have been the name of the game in 2015. I recently heard professional partnerships described as 'a setting-aside of mutual loathing in pursuit of financial reward'. While it would be foolish to pretend that money doesn't oil the wheels of a partnership, I am not that cynical; and think that the way in which the Trust has worked in partnership over recent years has indicated that our remit requires it.

As an organisation, Bath Preservation Trust is - has to be - made up of a number of partnerships: between the organisation and its members; between visitors and museums; between volunteers and paid staff; and indeed between our four museums themselves. I have been blessed by an excellent 9-year partnership with one Chairman and I look forward to an equally positive Chief Executive/Chairman pairing with Thomas Sheppard in future.

In recent years we have also learnt to work in more formal partnerships outside the Trust. The World Heritage Site Enhancement Fund is a partnership between ourselves, the Council and the World Heritage Site Steering Group and as its name suggests allows small but significant projects to be undertaken to the benefit of the City. Bath Museums Together, the partnership between B&NES museums which has operated, with Arts Council funding, across many of the museums in the City, has been a very good example of where coming together through a financial imperative in the first instance has allowed for more creative ways of working, especially in relation to shared marketing. Bathscape, a partnership brought together to seek funding from the Landscape Partnership's 'pot' from the Heritage Lottery Fund, involves many players in the city and environs, including the Council, from BPT to the Cotswold AONB Board, the National Trust, the Universities and health providers; we all have a common agenda for working together to protect the value of the setting of the city and to allow more people to access and enjoy it.

Less formal partnerships have also worked well. Close working with B&NES and Historic England enabled us collectively to bring constructive pressure to bear on Network Rail in relation to their proposed treatment of Brunel-designed listed overbridges as a consequence of electrification. Collaboration with the City Archives and Library can be invaluable in the staging of our exhibitions. Of course, we must sometimes be ready to strike out on our own and be true to our own integrity. But I will continue to promote partnership as at least one powerful way of achieving some of the Trust's aims. As Ralph Allen and John Wood's partnership in developing Georgian Bath shows, motivations do not have to be identical, just practically aligned, in order to achieve much together.

Caroline Kay



Caroline Kay spoke to HRH Prince Charles at an event in St James's Palace on 27 October 2015. Prince Charles was hosting the launch of a Prince's Foundation for Building Community report entitled 'Housing Communities: What People Want'. The report aims to help us understand how we can move from a NIMBY (Not-In-My-Backyard) to a BIMBY (Beauty-In-My-Backyard) attitude towards house-building in the UK.

Campaigning and the Architecture and Planning Committee

Tom Marshall, Chair

Joanna Robinson, Conservation Officer

Sacha Hunter, Architecture & Planning Assistant

As Edward Bayntun-Coward said in his valedictory speech at the AGM, the Trust tries to do the best for Bath. Though sometimes the most visible sign of this is an objection to an inappropriate planning application, much of our effort is directed to promoting positive change, and making individual applications better.

Over the year BPT has actively monitored and responded to changes in planning policy at a national and local level and continued to review weekly lists of Planning Applications in Bath and its surrounding countryside, always with valued support from committed and skilled volunteers. We have had a high level of engagement with developers, architects, Council Officers, national amenity societies, Historic England, politicians and decision makers and we have every reason to be proud of the impact that we have had.

The Council published its final adopted **Core Strategy** in January 2015 and soon after began consulting on Part II of the Local Plan for Bath, the '**Placemaking Plan**'. We have for many years lobbied the Council to update Conservation Area Character Assessments for the City of Bath Conservation Area, and the Local Planning Authority has recognised that this evidence is essential for the development of Placemaking Plan policies for the redevelopment of large sites in the city. The Trust spearheaded this work by undertaking a scoping report for the development of conservation area character assessments for Bath with the assistance of a student intern from the University of the West of England. Staff continued to have an input into the six character assessments which were completed in 2015 working closely with B&NES Council Officers and the Consultants at Donald Insall Associates.

In 2015 the Government **Housing and Planning Bill** continued its journey through parliament. The Bill includes a new legal duty on councils to guarantee the provision of 200,000 Starter Homes on all reasonably sized development sites, new powers to ensure that all councils get Local Plans in place by 2017, automatic planning permission in principle for housing on brownfield sites, planning reforms to support small builds, and measures to tackle rogue landlords. These measures are to be implemented through proposed changes to how planning works in the National Planning Policy Framework (NPPF) which aims to increase housing supply and access to home ownership. The Trust's response to the consultation on the changes raised serious concerns about the pressure this would put on the Green Belt.

At the end of 2015 the Trust responded to the **Joint West of England Spatial Plan Issues and Options for Consultation**, which sets out a planning strategy for building 85,000 new homes within 4 counties. Our campaigning aims to ensure that heritage and landscape considerations continue to be at the forefront of all housing development and transport strategies.

Position Statements

Over the year the A&P Committee published a series of position statements which are now available on our website. These are: *Hanging Signs on Milsom Street and Edgar Buildings; Signs, Banners, Adverts & Awnings on Listed Buildings, and Building Heights*. Plans for 2016 include position statements on Materials and Design Values.

Rail Electrification

The first stage of works to permit electrification of the Great Western Railway as it passes through Bath progressed through the summer of 2015. We recognise that there will be some inevitable intrusions and interventions, particularly the overhead line equipment and an element of safety modification. Our aim throughout has been, and will continue to be to ensure that changes are wherever possible reversible interventions so that when the next phase of change occurs to the railways, the original design concept of IK Brunel 175 years ago may largely be seen and enjoyed as originally conceived.

Two listed building applications for alterations to listed bridges in B&NES (Pixash Bridge and Clay Lane Bridge), to which we had objected to were withdrawn. The Trust was concerned that the proposed solutions were overly interventionist, causing substantial and irreversible harm. The withdrawal of these applications is substantially due to the campaigning efforts of BPT and our encouragement of other third parties. We also worked in close collaboration with B&NES officers and Historic England.

Network Rail has since made considerable efforts to take on board the concerns of the Trust. We attended a meeting in November to view new proposals for listed bridges and were very pleased with the outcome. The pictures below show the changes in approach from the start of the project. One shows the original proposal for parapets involving removal and loss of historic copings, raising of bridge parapets to 1.5m, and the insertion of steel plate. The second is the sample railings solution which will involve no change to historic copings (the sample is mounted on a new stone wall but the intention is not to add additional stone), no solid sheet (there will be a visually transparent grille as seen in the middle section). This is a visually pleasing version and importantly, more or less completely reversible. The Trust will continue to participate in the stakeholder meetings with other statutory consultees and local authority officers to review the new design proposals.



The image on the left is the parapet solution opposed to by BPT which would remove historic coping and add a stainless steel mesh. The image on the right shows the redesigned proposal to add railings.

Park & Ride

The Trust responded to the B&NES Council consultation held in September to seek the public's views on possible sites for a Park & Ride to the East of Bath (to be included in the Placemaking Plan) including land east of A4/A46 junction, land east of Mill Lane and land west of Mill Lane. Until B&NES can demonstrate that the public benefit outweighs the significant harm to the Green Belt and setting of the World Heritage city, the Trust remains opposed to any of these three sites in the east of Bath. The key issue is the lack of specific empirical evidence by B&NES to support their proposals. Air quality and congestion on the London Road would not be significantly improved due to latent demand, and recent studies go some way to discrediting the traffic benefits of park and ride schemes, and the established fact that such schemes displace users away from public transport and back into their cars, which conflicts with long term transport strategy.

Pinesgate

The proposed office development scheme at Pinesgate is still, in the Trust's view, unacceptable in terms of height, scale and massing and the associated impact on the surrounding area and long views into and out of the site, and we submitted a strong objection to this application. Unfortunately the application was permitted at a meeting of the Development Management Committee in February 2016. We immediately requested that the application be 'called-in' to the Secretary of State for review on the basis that the supposed benefit (unquantified) would not outweigh the serious harm to the OUV of the World Heritage Site, to nearby listed buildings and to the conservation area. Unfortunately our request for call-in was refused.



Proposed development at Pinesgate

The Rec

In December the Trust responded to Bath Rugby's applications for the demolition of the existing West Stand and the temporary provision of a larger West Stand. The Trust felt that the proposals for the temporary stand were acceptable but we objected to Part 2 of the application, which sought planning permission to reinstate the current arrangement following removal of the temporary stand after a 4 year period. This part of the application was subsequently withdrawn and the temporary extension proposals approved.

Enterprise Area

Over the year we attended a number of workshops with B&NES and the appointed architects, Allies and Morrison, to develop the **Bath Quays North Masterplan** so that it can better respond to the emerging principles of the Placemaking Plan. The Council also progressed plans for the regeneration of Avon Street car and coach park which forms part of the this local Enterprise Area. A design for a new Bath Quays pedestrian bridge over the river was also selected during the year.



The winning entry was also the informal winner of a straw poll amongst BPT staff and Trustees.

National and Local Planning Policy Consultation responses submitted:

- Placemaking Plan options consultation March 2015
- Placemaking Plan Draft Plan Consultation December 2015 - February 2016
- Response to consultation on the Design and Conservation Guidance on Commercial Signage and tables and chairs on the highway January 2016
- East Park & Ride Consultation Response October 2015
- Proposed changes to the National Planning Policy Framework December 2015
- Consultation on 6 draft Conservation Area Character Assessments for the City of Bath Autumn 2015
- Sulis Down MasterPlan November 2015

Other Planning Applications

Grand Parade Colonnades

Proposals to convert the colonnades to a restaurant and create two new access 'pods' on North Parade were overturned and refused by the planning committee following strong objections by BPT, Historic England and the Georgian Group. The Trust was supportive of the principle of opening up the colonnades to the public but stressed serious concerns about commercial viability and the potential harmful impact on the setting of Pulteney Bridge. We would welcome a scheme that would create public access from Parade Gardens.

Old Gas Works site

The Trust was involved in pre-application discussions for the redevelopment of this site by Windsor Bridge to provide 394 student bedrooms which has resulted in positive changes to the red brick warehouse style scheme, including better articulated roof

profiles, and a layout which connects better with the grain and character of the riverscape in this area. Our concerns centred on the issues of student housing in Bath and the fact that this site represents a sizeable student-only community; we would prefer to see a wider mix of uses in accordance with B&NES policy.

Bath Press

A planning application was re-submitted over the summer (2015) after the previous application for a supermarket was withdrawn. We felt the new mixed use residential and business space scheme as initially proposed did not, inter alia, sufficiently respect some important industrial elements including the façade and chimney. The developers revised their proposals and submitted a scheme which addressed most of our concerns and has now been permitted.

Roseberry Place, Windsor Bridge

We raised serious concerns about proposed building heights, stepped back roof treatments and the overall bulk and scale of this proposed mixed-use scheme close to Windsor Bridge. The developers submitted some changes in September 2015; however the Trust is still concerned about the bulk, scale and design of the development and we continue to object to the scheme.

Ensleigh

We remain seriously concerned about the implications of the approved development at the gateway to the World Heritage Site. We feel that the 3-4 storey heights, combined with a layout that has little regard to the setting of Beckford's Tower, compromises the value of the World Heritage Site and its setting. In 2015 the Trust responded to the application for a new primary school at Ensleigh with a comment on materials and landscaping, and we have also registered our concern about the lack of an overall site masterplan (as the site is being developed by several developers). We also continue to be concerned that the site is served by only one access.

Foxhill/Mulberry Park

We have continued to be active in reviewing and responding to the discharge of conditions attached to the planning permission for this major residential/mixed use scheme, in particular the selection of materials including stone and brick for the site, and landscaping proposals.

The Abbey

The Trust has been involved in each stage of the Footprint Project which will involve modernisation and re-ordering of spaces within Bath Abbey. Planning and listed building consents have been approved as well as an overarching 'faculty' from the Diocese for works inside the Abbey, and we have contributed to stakeholder sessions and have given feedback where needed. Our concerns about the suggested repositioning of the Montague Tomb have been listened to and the tomb is to remain in its position. We have no serious concerns about the current proposed scheme (which includes removal of most of the Victorian pews, work on the historic ledger stones and a new lighting plan), which is well researched and detailed and will reveal earlier specifically-Georgian social history. As the work is exempt from listed building consent we will continue to closely scrutinise the Ecclesiastical approval process.

Land to the rear of Beckford's Gate, Dixon Gardens

We objected to proposals for a house on the terrace of William Beckford's landscape garden (behind Lansdown Crescent), which were subsequently withdrawn. Following the unauthorised demolition of a section of the southern boundary wall of the garden to create access to the site, the Trust successfully argued that any works to this structure not only required planning permission but also listed building consent on the basis that these surviving remnants of wall represent 'part of the land', in use and form, of Beckford's Gate and garden and are therefore curtilage listed. We will continue to strongly resist harmful development on this important historic landscape.



Before and after, unauthorised demolition of the boundary wall.

43 Upper Oldfield Park

The Trust objected to revised plans for the site at 43 Upper Oldfield Park which has attracted much controversy in its long planning history. The Trust was opposed to the fact that the applicant had built the building contrary to the approved scheme and then sought retrospective permission for the changes, which made the building both higher and bulkier in its highly visible setting. Our Chief Executive made statements at committee in August and September 2015 highlighting our concerns regarding the 'as built' structure and the disregard for the planning system displayed by the applicant. Permission was granted for a revised scheme on Condition that some changes were made to the building to lessen the impression of its bulk and rationalise the roofscape. The applicant has since won their appeal against the earlier refusal of permission for the 'as built' scheme and therefore the scheme will go ahead without the changes which would have lessened its visible dominance in the landscape. The Planning Inspector said of the planning process in his report: *'I find it strange, with a developer and experienced architect, that this course of events has occurred and acknowledge that interested parties have found the process unsatisfactory'*.



Hinton Motors site, Upper Bristol Road

The Trust was involved in pre-application discussions for this site. A planning application was submitted in late 2015 for 68 assisted living units with a wellness centre and riverside cafe. The Trust had some reservations about the proposed design and materials of some elements as well as the scale of the roofs and proportional treatments, but was generally supportive of the scheme which will repair the broken streetscape in this city centre gateway location. The scheme is still under consideration.

Representations made at B&NES Council meetings in 2015

Date	Application/item	Committee	BPT position/ Planning Officer recommendation	Outcome
Feb 2015	14/01772/REG03 & 14/01773/REG13, Colonnades, Grand Parade	DMC	Object/object	Withdrawn
Feb 2015	General statement	DMC	Regarding the importance for regard for cumulative harm and that developments MUST conserve and enhance the OUV of the WHS	
Feb 2015	Pinesgate DCC 11 February 2015 14/02619/ FUL	DMC	Object/object	Withdrawn
Feb 2015	MOD Warminster Road 14/02272/ EFUL	DMC	Object/Approve	Approved
Aug 2015	43 Upper Oldfield Park 15/02931/FUL	DMC	Object/Approve	Deferred
Sept 2015	43 Upper Oldfield Park 15/02931/FUL	DMC	Object/Approve	Approved/ revised plans submitted
Nov 2015	Roseberry Place 01932/EOUT	DMC	Object/Approve	Approved
Nov 2015	East of Bath Park & Ride	Council	Objection and recommendation. We recommend that B&NES commission independent and thorough research to establish data for what would be the most effective solution, given landscape challenges, to the inflow of traffic from the East and North East of Bath	Referred to B&NES Scrutiny committee: in progress

Date	Application/item	Committee	BPT position/ Planning Officer recommendation	Outcome
Dec 2015	Placemaking Plan	Cabinet	Initial observations on the draft Placemaking Plan: ~ Welcome the new Character Area Appraisals ~ Building Heights Strategy must be adopted as SPD ~ Land value issues versus site viability and over-development ~ B&NES Land ownership should be stated in the Plan ~ Student housing supply pressures	
Dec 2015	General Statement	Cabinet	Regarding the proposal to refurbish the underused B&NES commercial property portfolio (e.g. flats above shops) for rental to increase Council revenue. The Trust welcomed the aim to bring underused property back into use and remarked on the importance of works to listed buildings complying with policy and the overall project being an exemplar for energy efficiency and sensitive conversion	

Enforcement

The Trust made a number of representations to Planning Enforcement in 2015. These included the submission of a street clutter photographic 'database' detailing a large number of noted advertising and A-Board infringements within the city centre. Other reported cases include a satellite dish visible in Gay Street, and unauthorised timber cladding on a prominent city centre listed building. One of the major enforcement issues for the Trust this year has been Jolly's Flags (opposite). The Trust moved quickly on 2 September 2015 when concerned local residents contacted us to say that a section of Beckford's Garden wall behind Lansdown Crescent was being demolished. We requested an immediate site visit that day from B&NES Enforcement to Stop Works, and this was achieved, effectively halting the unauthorised demolition of a curtilage listed asset.

Jolly's

In early 2015 Jolly's (House of Fraser) erected 9 unauthorised flagpoles with black flags along the length of their Milsom Street elevation. These flags dominated a large portion of the west side of Milsom Street, interrupting important historic views, cluttering the group's architectural composition and damaging historic fabric. The Trust issued a strong objection to the subsequent retrospective listed building and advertising application which was then refused. Jolly's appealed the decision and the Trust again made a strong representation to the Inspectorate on the basis that the flags caused significant harm to the special architectural interest of the listed buildings and their setting, and the character/appearance of the conservation area and the WHS. The Trust also made direct representations to senior management within House of Fraser. The appeal by Jolly's was subsequently withdrawn and the flagpoles have now been taken down.

BPT Projects

Historic Vaults Group

Several members of the A&P Committee formed an Historic Vaults Group to examine the condition of Bath's extensive network of vaults and the various threats facing them, such as structural damage and intervention, blocking up, dilapidation and decay. The Group's work, though in early stages, involves gaining a full understanding of Bath's vaults (and how other cities deal with their underground rooms), and conducting some research on condition and how heavy traffic movement affects them. We are also examining in detail how best to protect, repair and in some cases re-use Bath's hidden heritage treasures. The work is ongoing and we will keep members informed of progress.

Materials Workshops

The Trust held two Materials workshops at MOBA, in order to stimulate debate and new thinking on the types of building materials that are appropriate to Bath and the various character areas within the city. In particular the Trust wished to examine the appropriate and creative use of new materials bearing in mind that Bath stone is a finite resource that, arguably, should be reserved for developments within the city centre and to repair historic buildings. The workshops were well attended by local architects, planners and members of the committee, with presentations by Mitchell Taylor Workshop and Feilden Clegg Bradley Studios and useful discussions were had about various materials (including brick, reconstituted stone, render, metal, wooden and ceramic cladding). It was widely agreed that use of materials should always be informed by a detailed understanding of the proposed buildings and their context, the character and grain of the area and by an in-depth visual assessment of the impact of the proposed materials on the building itself and the local character. The Trust also believes that materials are a vital integral part of any development proposal and ought to be dealt with on the face of the application and not by way of condition.

Street Clutter

In 2015 the Trust launched a campaign to raise awareness of the harmful impact that street clutter is having on our World Heritage City. There are many examples of inappropriately designed and poorly placed advertising, A-Boards, commercial signage and street furniture in the city, and this cumulative and in many cases low quality clutter is highly damaging both to the public realm, listed buildings and the Outstanding Universal Value of the city's world heritage status. The Trust has placed some pressure on B&NES on this topic and we have reported the worst 'A-Board offenders' to planning enforcement. We were pleased to participate in the consultation on a B&NES Design Guidance document for Commercial Signage and Outdoor Tables & Chairs in the Conservation Area which will be used to inform planning decisions regarding signage and advertising, and we are also pleased to learn that B&NES is also considering a zero tolerance policy on A-Boards in the near future.



New to the team

Sacha Hunter was appointed in the role of Architecture and Planning Assistant. Sacha has recently completed the MSc in Conservation of Historic Buildings at Bath University; she had considerable administrative experience before turning her career towards the heritage environment with internships at Feilden Clegg Bradley Studios, volunteering in our archives and working on historic buildings reports.

Planning Applications 2015

The Trust responded to 384 planning, listed building and other applications in 2015. This represents an increase on 2014 when 312 responses were made. 144 responses were made on planning applications, 125 on listed building applications, 90 on advertising applications and 25 on various other types of applications. Of our submissions 207 were objections, 29 were supports and 148 were comments and of these B&NES approved 303, refused 28, 28 were withdrawn (often an alternative to refusal) and at the time of writing 25 applications were pending.

It is important to state that in many cases where the Trust has objected to the details of a scheme, this has resulted in important changes to the detail of proposals which are then approved or conditioned within the decision notice. (Unfortunately this is seen less so with advertising applications (AR) where we see many applications for inappropriate signage and illumination being permitted). The Trust can and does influence the final detail of planning applications in order to assist in enabling development. However this factor cannot be taken into account in our statistical analysis of planning responses (all of which can be read on our website).

Responses

LBA Object	41	LBA Support	21
Consent	27	Consent	18
Refuse	6	Refuse	0
Withdrawn	6	Withdrawn	0
Pending	2	Pending	3
FUL Object	81	FUL Support	6
Consent	58	Consent	5
Refuse	8	Refuse	0
Withdrawn	4	Withdrawn	1
Pending	11	Pending	0
AR Object	79	AR Support	2
Consent	61	Consent	2
Refuse	7	Refuse	0
Withdrawn	8	Withdrawn	0
Pending	3	Pending	0
LBA Comment	63	Comments/other apps	
FUL Comments	57		
AR Comments	9	Consent	132
Other applications comments	19	Refuse	7
Other applications objections	6	Withdrawn	9
		Pending	6
TOTAL RESPONSES	384		

LBA Response	125
FUL Responses	144
AR Responses	90
Other apps	25
TOTAL	384

Key:

LBA = Listed Building Application
 FUL = Full Planning Application
 AR = Advertising Regulations Consent

The Environs of Bath Sub-Committee

Robert Hellard, Chair

Pressure on Green Belt and landscape setting of the World Heritage Site have continued to dominate the discussions of the Environs of Bath group in 2015. Worrying developments include the proposed housing at the Sulis Down (South Stoke) site and the well-publicised issue of the east of Bath Park and Ride proposals. However, we can report a major success this year in the positive ending of the long running Woolley Valley saga.

The Trust responded to the so called ‘consultation’ on the Sulis Down development site in November. We have grave concerns about the proposed increase in housing numbers from 300 to 600 and the associated increases in site boundaries and road access arrangements that will potentially harm the South Stoke conservation area, AONB, Green Belt and Wansdyke Scheduled Ancient Monument. There is insufficient evidence for these changes under ‘Placemaking’ principles contained in the Core Strategy policy B3A and we have made this clear in our response. We will continue to closely watch developments in this area in 2016.

The east of Bath Park and Ride consultation heralds a worrying time for the east of Bath villages of Bathampton, Batheaston and Bathford. The Trust’s strong opposition to the 3 meadow sites proposed accords with parish council views on the issue and we will continue to liaise closely with our east of Bath environs members to provide support for their opposition to the current scheme and to closely scrutinise developments on the issue.

The case against unauthorised development blighting the Woolley Valley has come to a successful conclusion. Since 2010, the Trust has provided active support to Charlcombe and Swainswick Parish Councils in objecting to intrusive development at Woolley, on agricultural land which is not only Green Belt and AONB but has the additional protection of an Article 4 Direction. The unauthorised development consisted of a range of engineering works and buildings, the most significant of which were 10 huge poultry units. It took a landmark High Court ruling to make B&NES Council consider these as a planning issue; planning permission was subsequently refused.

In 2014, the owners of the land, Golden Valley Paddocks, went into administration and the land was put up for sale. In November 2015, the sale of the land and buildings to 2 local farmers was finally completed. The neglected hedgerows have been since been cut, offending gates removed, and cattle are once again grazing the land. The long and costly struggle has demonstrated that local communities, with the right support, can prevail over unscrupulous developers.

We welcomed some new members to the committee following local elections in 2015 and continue to meet bi-monthly to review and discuss environs planning matters.

The Former Fullers' Earth Works

The High Court decision in March 2015 accepted Gazelle Property’s argument that the existing waste recycling uses could continue on the site, as well as a new Residual Waste facility. However, this did not negate the necessity to see the whole suite as needing appropriate landscaping as set out in the Joint Waste Core Strategy to ensure that the uses on the site minimise harm to the Green Belt, the AONB and the setting of



the World Heritage Site.

Breaches of planning control were considered by Development Management Committee in April 2015, including the change of use of the land from agricultural and general industrial use (B2) to the mixed use of the land including the following activities: the mixed use of the areas described below for general industrial use (within use class B2) storage and distribution use, the change of use of the land from agriculture to use for the storage, distribution and repair of scaffolding, the change of use of the land from agriculture to use for stonemasonry including the preparation, cutting, forming and storage of stone. At the Development Control Committee meeting on 8th April the Committee accepted the officer’s recommendation that it was not expedient to enforce, though the enforcement notices would remain in place. Subsequently the enforcement appeal was withdrawn. A planning application was submitted in 2015 to resolve the enforcement issues; BPT and South Stoke Parish Council both objected to the application which did not present appropriate landscaping and lighting plans and would not see sufficient protection of openness of the Green Belt and the setting of the World Heritage Site. This application was approved.

Bath Preservation Trust Museums

Adrian Tinniswood, Chair, Museums and Education Committee
Laura Beresford, Head of Museums

The four Bath Preservation Trust museums make a significant contribution towards achieving the BPT's aim of educating people about the architectural, cultural and historic importance of the City of Bath. For the vast majority of our visitors, our museums are the first point of contact with the BPT and its mission. Showcasing the history and culture of Georgian Bath, our museums are a means by which we can generate local interest, corporate membership and donations for conservation on behalf of BPT.

The Arts-Council-funded collaborative partnership between ourselves and other Bath museums was expanded in 2015 to incorporate Bath & North East Somerset Council's Heritage Services museums, as well as other local independents. Shared partnership activities included researching our audiences through visitor surveys and joint marketing campaigns. 2,000 visitor surveys were collected across the BPT museums - the Front of House staff at No. 1 being the most effective information gatherers across the entire city partnership. This captured data has now been evaluated by the Audience Agency consultancy, so we can better target our marketing to current audiences and those groups that could become our future visitors.



The joint marketing campaigns of the **Bath Museums Partnership** were clever and eye-catching. 'Rome Around' was a campaign aimed at staying visitors in Bath to visit more museums. It included the design of a walking map showing

routes around museums themed into groups (for instance, Science and Innovation, Georgian Lifestyle or Fine Art). The map has proved so popular it will be promoted as a stand-alone hand-out to visitors throughout 2016. 'It's a Wrap' was a campaign to increase average transaction value in museum shops, and was particularly successful at No. 1. And 'Bath Museums After 5' saw the city's museums develop an early evening offer for visitors on Thursday nights throughout August.



Thanks to the work undertaken by the partnership, we can now place the BPT Museums more effectively in a wider city context. Excluding the yearly 1 million visitors to the Roman Baths, approximately 430,000 people visit the museums in the Bath partnership (13 accredited museums operated by 8 organisations in the city). Nearly 5 million tourists and day visitors come to Bath each year (with 1 million staying overnight). These visitors contribute an estimated £16 million to the local economy. Our marketing push in the coming years is thus not only to keep attracting more of these travellers but also to engage more fully with the audience on our doorsteps (c. 90,000 Bath residents). By doing so, the campaigning work of BPT will become more widely recognised in an era when what makes Bath special - and internationally recognised as a unique place of outstanding value - is again under threat from indiscriminate development.

2015 visitation targets for our museums were undermined by travel disruptions throughout the summer - such as Network Rail improvements. These impacted particularly on visitation at No. 1 and the Herschel Museum of Astronomy, which are 'pilgrimage' museums that attract a worldwide audience. Due to 2015 price increases and healthy sales of various ticket packages, however, income remained largely on target for the BPT museums. Details to note:

- Beckford's Tower was granted its wedding licence in August 2015. Several couples have already expressed interest in having their wedding at this exclusive venue. They even have the opportunity to have their ceremony at the very top of the Tower!
- The Museum of Bath Architecture enjoyed a very successful 2015. As a result of its new name, the striking marketing campaign to launch this change, and its inclusion in the triple 'Go Georgians' ticket with No. 1 and the Fashion Museum, MoBA visitation rose almost 17% and shop sales were also strong.
- New ways of boosting income were investigated across the museums, such as the introduction of guided tours and extended opening hours at No. 1. Despite the summer travel disruptions, 2015 admissions income at No. 1 rose 6.8% on the previous year. Moreover, thanks to the thoroughness of our Front of House team, Gift Aid was up 88% on 2014 figures - over £36k in additional income was raised in this manner.
- At the end of July, Bath Preservation Trust became sole Trustee of the Herschel House Trust, enabling the acclaimed Herschel Museum of Astronomy to become a BPT museum. Despite the rail work disruptions, visitation to the Herschel was up almost 5% in 2015. Over a thousand visitors descended upon the museum during Heritage Open Week in October - its most successful week in many years of operation.

Finally, we would like to take this opportunity to acknowledge the generosity and commitment of the hundreds of dedicated volunteers who enable us to open these four distinct and exceptional historic Bath buildings to our many visitors. Without this support, we could not operate as effectively and reach so wide an audience. Thank you all.

No. 1 Royal Crescent

Victoria Barwell, Curator

Lottie Smith-Collins and Emily Hellewell, Visitor Services Managers

The Brownsword Exhibition Gallery has greatly enhanced the visitor experience at No. 1 Royal Crescent, permitting the added attraction of regularly changing exhibitions. This year was no exception with the loan of a remarkable collection of 18th and 19th century dolls' houses, between 9 May and 8 November. Entitled 'Small Worlds', the exhibition featured dolls' houses from the important private collection of Liza Antrim which had never before been on public display. They attracted enthusiastic collectors and delighted visitors of all ages.



Cosmo and Francis Fry with The Fry House. They are descendants of Bristol's chocolate-maker and leading Quaker Francis Fry, for whom the house was made in 1840.

a fascinating range of topics from Queen Mary's dolls' house to dolls' houses as inspiration for the Gothic!

In May we were fortunate to be awarded a grant from the **South West Museum Development Small Grant: Big Improvement** scheme funded by the Arts Council England. This allowed us to work with artist Jean Boardman to recreate a new display of replica Georgian desserts for the Dining Room. This ambitious project took several months to complete and the magnificent new display was unveiled in January 2016.

The dessert course was the showpiece of an 18th century formal dinner. In high status houses elaborately crafted sugar sculpture, or 'pastillage', embellished the Georgian dining table with classical motifs such as urns, temples and flowers. The display recreates this most delicate and ephemeral of art forms, evidence for which now exists only in 18th century cook books and confectioners' guides, as well as surviving moulds. Every element of the display has been made by Jean down to the smallest petal and some of the moulds in our kitchen collection provided a source for the faux jellies and flummeries.



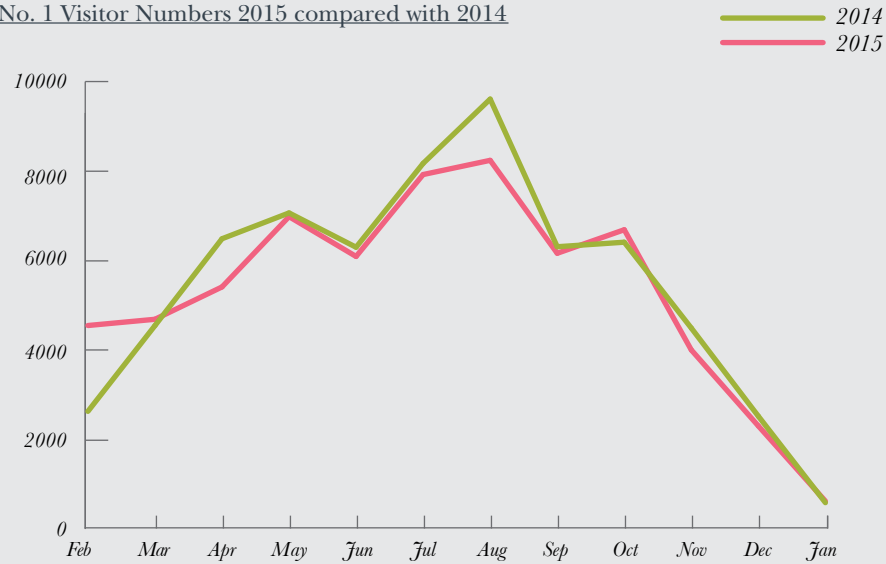
There was a varied programme of activities and events throughout the year. In January we held weekend 'behind the scenes' tours to take a closer look at housekeeping in Georgian Bath. Visitors were fascinated to see the conservation housekeeping we undertake over the winter period, as well as to learn more about some of the extraordinary methods and materials used to keep the house clean in Henry Sandford's day, including cleaning textiles by rubbing them with bread! In March we collaborated with Bath Academy of Media Make-up and photographer Simon Withyman to offer visitors the opportunity to be transformed in 18th century style and have a souvenir photograph taken as part of a day of Georgian Makeovers. In September the house came atmospherically to life with a special Twilight Tour held as part of the Jane Austen Festival and featuring Danish costumed musicians, Corde di Gioia. In October food historian Emma Kay took a close look at below stairs life in an entertaining talk, Art Imitates Life in the Kitchen, while Bath based miniature food artist Gail Tucker ran a day workshop for visitors.

Edward Bayntun-Coward, outgoing Chairman of BPT, donated three prints to the collection. A fine mezzotint of **Jeremiah Meyer RA**, 1789 by William Pether after Nathaniel Dance, now hangs as part of a group of prints in the Parlour. An engraving of 1790 of **Old Tom Thumb**, a well-known Bath character painted several times by Thomas Barker, was an important addition because the sale of house contents after Henry Sandford's death included a version of this painting. A delightful image of an 18th century housekeeper entitled **Plenty**, 1783 and after Robert Dighton, was donated specifically to hang in the Housekeeper's Room. We are delighted that Edward's tenure as Chairman has been marked by these acquisitions and are most grateful for such a generous gift.

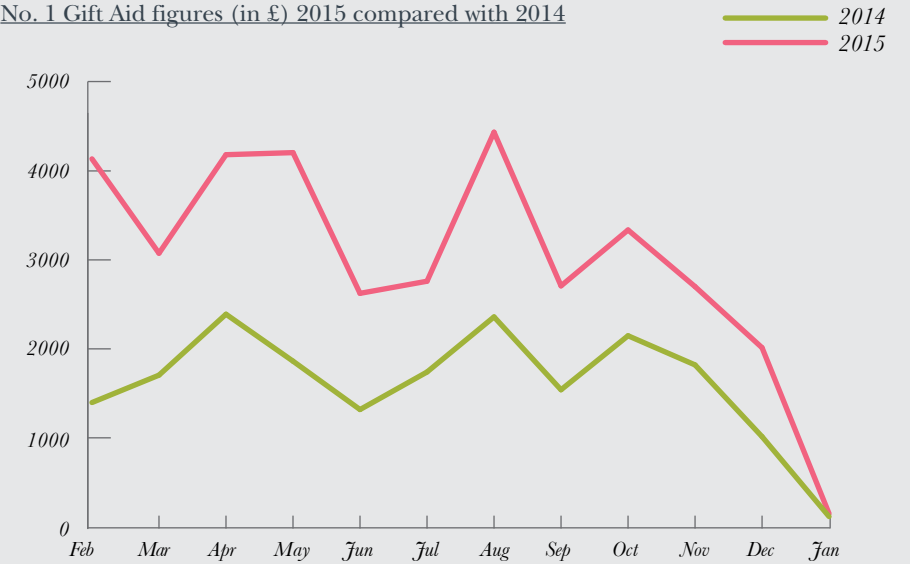
The season came to a suitably festive close with the house once again being beautifully decorated for Christmas by volunteer guide Judith Liddell and her team. We are so grateful to all the guides who give up their time to make this beautiful display such a highlight of the year.



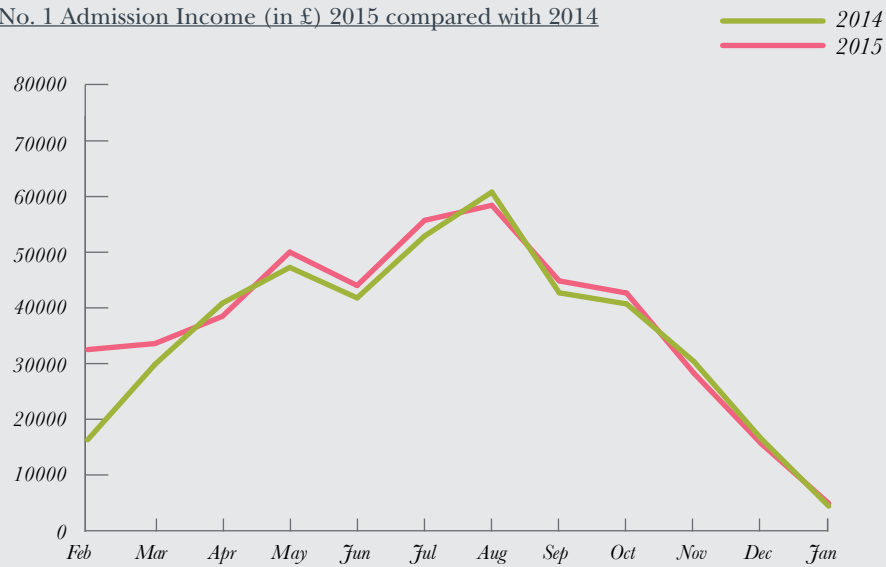
No. 1 Visitor Numbers 2015 compared with 2014



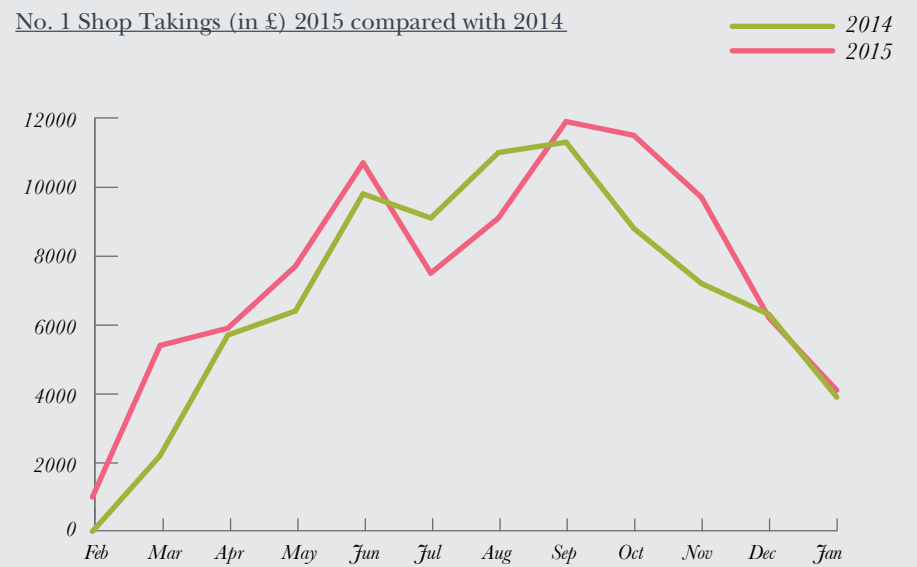
No. 1 Gift Aid figures (in £) 2015 compared with 2014



No. 1 Admission Income (in £) 2015 compared with 2014



No. 1 Shop Takings (in £) 2015 compared with 2014



No. 1 Royal Crescent Shop

Mari-Liis Konts, Shop Manager

The Trust now manages the No. 1 shop. 2015 started well with additional opening hours during the January weekend tours, selling a great many books. Book sales then decreased but remained consistent through the rest of the year at around 22% of market share, equal to the sales of household products (such as lavender bags and tea towels).

July and August are our busiest months and queues are frequent, although summer 2014 had been slightly busier. What made up for this was the average transactional spend being higher, at £8.18, influenced particularly by the popularity of our range of German porcelain dolls' house miniatures (priced £15 to £84). Autumn remained very busy, with a 25p rise in transactional spend, and after the Bath Museums Partnership Christmas retail campaign 'It's a Wrap!' (see page 22) - where customers were given a free roll of wrapping paper for every £5 spent - profits were good.

We became registered for VAT on 14 December 2015. By the end of the year the conversion rate (museum visitors to shoppers) was 18.9% and spend per head £1.60. The respective numbers for 2014 were 17.4% and £1.31.

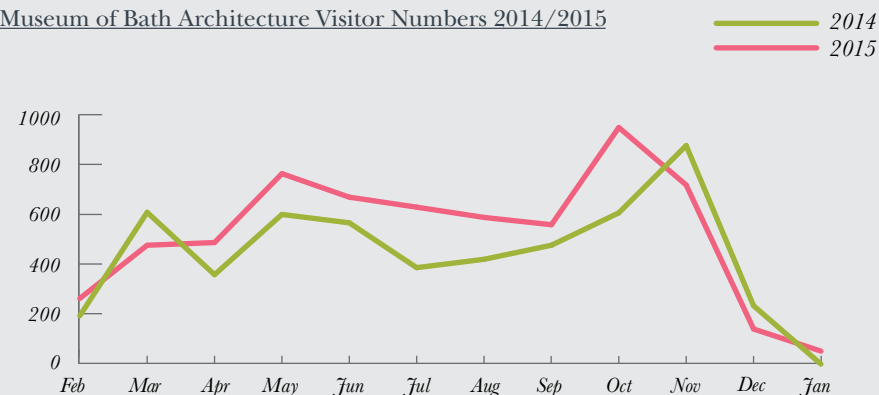
The January 2016 guided tours were not as popular as in the previous year and shop takings reflected this. Not only were numbers down, but spend per head averaged £1.51 instead of the £1.59 in January 2015.

Museum of Bath Architecture

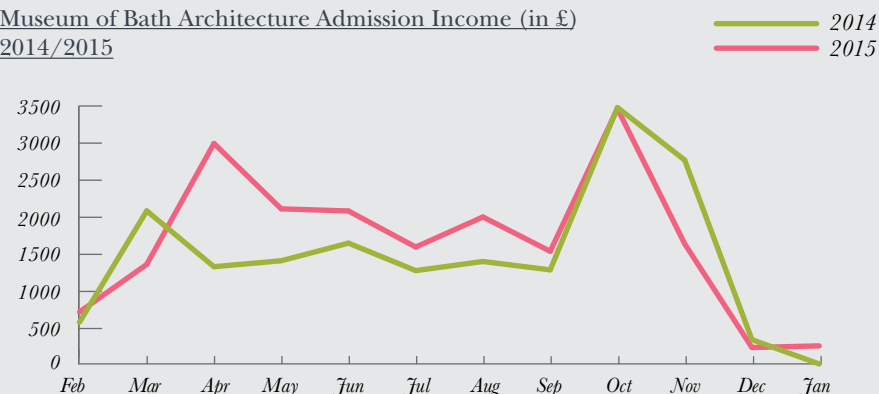
Dr Amy Frost, BPT Architectural Curator and Curator of Beckford's Tower

It was a year of change in 2015 as the Building of Bath Collection became the Museum of Bath Architecture. Fuelled by the research undertaken as part of the Bath Museums Partnership and during the Accreditation process, the new name was launched in February 2015 and the introductory bays of the permanent exhibition re-presented. We saw immediate results as awareness of the museum in the city increased and the new name undoubtedly was the major factor in the significant increase in visitors during the 2015 season. Alongside the new name we launched a striking set of marketing posters and images which drew upon the objects in the museum collection. These images will be used over the next few years to continue to promote the museum as the destination to learn about the architectural history and built environment of Bath. October 2015 saw the conclusion of our Introduction to British Architecture course, which had run in three parts across the previous 18 months. Exploring British Architecture from 1600 - 2000 the course was a huge success and saw both regular participants who attended the whole course, as well as those who came along to one or two sessions only. We will run the course again in 2016 as an evening class.

Museum of Bath Architecture Visitor Numbers 2014/2015



Museum of Bath Architecture Admission Income (in £) 2014/2015



Museum of Bath Architecture Shop Takings (in £) 2014/2015



The exhibition in 2015 explored the relationship between Bath and its landscape setting through a collection of historic prints and engravings on loan from Bath Central Library. 'Bath: Buildings in Landscape' investigated how the city has developed in partnership with its natural landscape, highlighting elements such as the role of the River Avon and the importance of the Green Belt. The exhibition offered the opportunity to collect information from visitors and residents of the city about how they feel about Bath's landscape setting and how they use it. All the information gathered will be used to inform the Bath Landscape Partnership project exploring the potential of a significant funding application to undertake conservation and interpretation projects in the landscape that surrounds the city.

Associated to the exhibition the Museum volunteers were invited to Prior Park Landscape Garden for a private tour with Head Gardener Matthew Ward. The chance to explore the garden was enhanced by the opportunity to get an insight into the continuing programme of conservation and further restoration of the landscape at Prior Park. Many of the issues discussed proved highly valuable to the volunteers as they passed on ideas and information to visitors at the exhibition.



Poster advertising our new name at Bath Railway Station



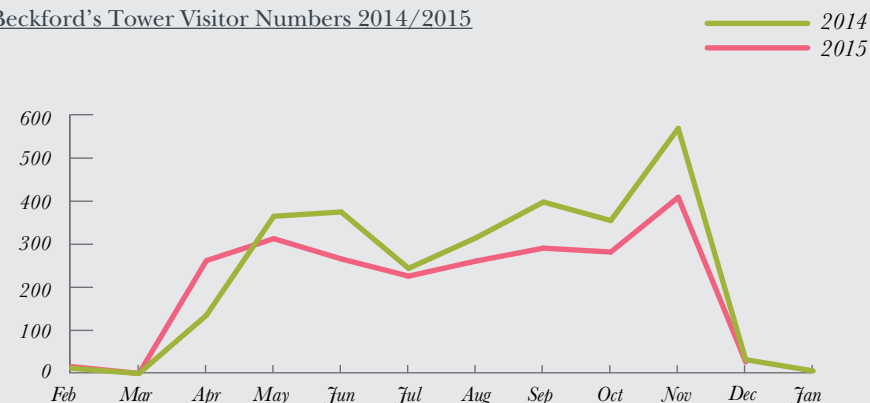
Volunteers from the Museum of Bath Architecture at Prior Park Landscape Garden

Beckford's Tower & Museum

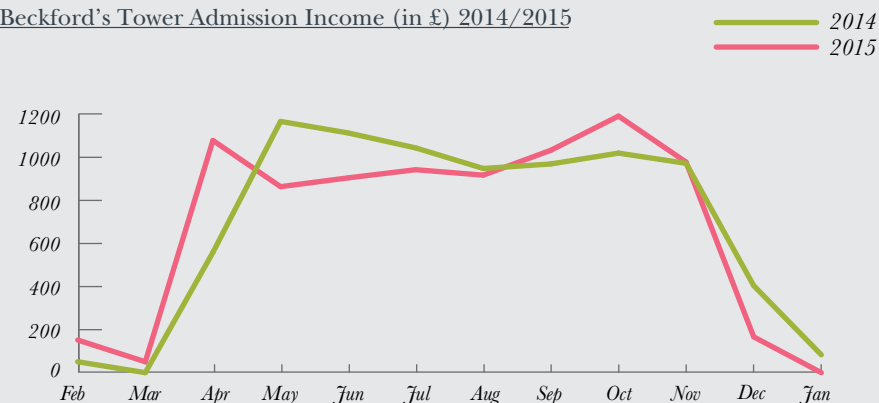
Dr Amy Frost, BPT Architectural Curator and Beckford Curator

The 2015 exhibition 'Beckford's Biographers' explored the full-length published biographies that have attempted to capture on paper the extraordinary events of Beckford's life, from the earliest by Cyrus Redding written following several encounters during Beckford's lifetime, to the most recent work by Timothy Mowl. The exhibition drew upon a private collection of the archives of Brian Fothergill and included the display of Fothergill's working notebooks and final manuscript for his book Beckford of Fonthill. A selection of letters between biographers on display in the exhibition revealed much about their interaction and sometimes competitive natures. Although

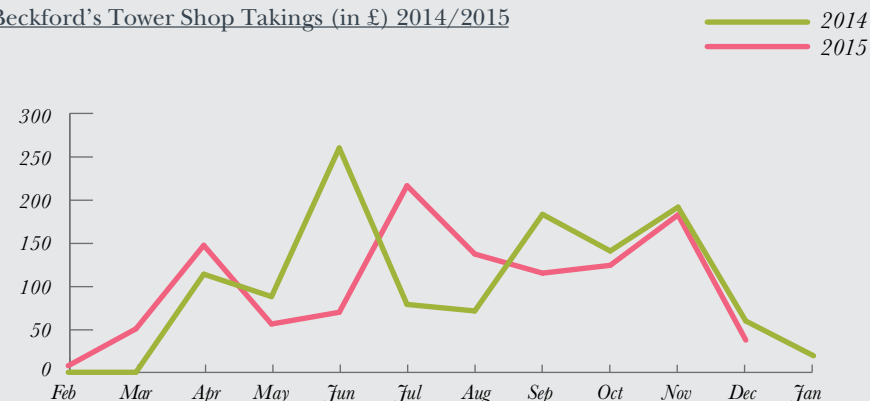
Beckford's Tower Visitor Numbers 2014/2015



Beckford's Tower Admission Income (in £) 2014/2015



Beckford's Tower Shop Takings (in £) 2014/2015



only a small exhibition, **Beckford's Biographers** was a good example of how we can use our collection, and loans from private collections, to interpret not just Beckford's own life and work, but also that of the people who have explored his world, allowing us to reveal the interest, research and ideas he has inspired in more recent periods.

Launched in the autumn of 2014, the **Beckford Book Group** continued to grow in 2015 as we explored texts on travel (fact and fiction) as well as Beckford's own novel *Vathek*. The Book Group has a number of regular attendees but also attracts the occasional participant depending on interest in the text we are discussing and it is hoped that this will continue to thrive over the next year.

The James Wyatt model of Fonthill Abbey travelled again in 2015 as it went on loan to Salisbury Museum for the highly successful *Turner in Wessex: Architecture and Ambition* exhibition 22 May - 27 September. This excellently curated and presented exhibition explored the works Turner had produced following commissions local to Wiltshire and offered the extraordinary opportunity to see Turner's watercolour sketches and some finished works of Fonthill Abbey. The chance to study these sketches was enhanced by the presence of the Fonthill Abbey model, allowing visitors to circle the model and locate the angles from which the building was painted in each of the Turner



Tower volunteers at Salisbury Cathedral

views. Further involvement with the exhibition included the Tower Curator delivering one of the exhibition lectures in Salisbury looking at the development of Fonthill and the way the building could be understood through Turner's work for Beckford.

The Salisbury exhibition also provided the ideal visit for the Tower volunteers in 2015. Following a guided tour of the exhibition with the Director of Salisbury Museum Adrian Green, the volunteers explored the works on display. Illustrated trails of Turner's Salisbury produced for the exhibition were then distributed to the volunteers to explore over lunch before reconvening at Salisbury Cathedral. Never wanting to miss an opportunity to climb a Tower, the volunteers then experienced the Salisbury Cathedral Tower Tour and the outstanding views it offers. Always a highlight of the year, the annual trip allows us to thank the hard work and dedication of the volunteers, without whom Beckford's Tower would not be open to the public.



One of the display cases in the Beckford's Biographers Exhibition 2015

Herschel Museum of Astronomy

The Herschel Museum of Astronomy was run by the Herschel House Trust until 1 August 2015 when BPT took over its governance and became sole Trustee.

Debbie James, Curator
Joe Middleton, Office Manager

During 2015 the Herschel Museum continued to enhance its permanent collection with the addition of two significant **autograph letters**. In March we acquired a letter from Sir Joseph Banks to William Herschel. Sir Joseph Banks 1743 - 1820 was President of the Royal Society and a close contemporary of William Herschel and this letter, dating to 1783, represents one of the earliest pieces of correspondence between the eminent botanist and the amateur astronomer. In it, Banks demonstrates an affectionate concern for William and the hope that a pair of worn shoes will be of great use to him in his work, whilst praising the accuracy and quality of his telescopes. Autograph letters to and from William and Caroline Herschel remain a priority for collecting as they rarely come on the market and we were able to purchase this important item with funding from the Friends of the National Libraries.

Later in the year we obtained support from the PRISM Fund to purchase an autograph letter c. 1782, written by Astronomer Royal, Nevil Maskelyne to Sir Joseph Banks which argues the case that William Herschel's paper about his recent experiments on magnification of the stars had successfully corrected earlier errors made by the astronomer Edmund Halley, discoverer of Halley's Comet.

Throughout 2015, re-enactments and exhibitions were held in the UK and across Europe to commemorate the bicentenary of the Battle of Waterloo, and the Herschel Museum participated with an exhibition '**Waterloo and the March of Science**' which opened on 18 June, the anniversary of the battle. Generous support from the Heritage Lottery Fund, B&NES Heritage Services and Wessex Water enabled us to participate in the *Waterloo 200* programme with educational activities and lectures to accompany the exhibition. The exhibition explored the scientific advances which were made during the two decades of war with France. It also focussed on the meeting between Napoleon Bonaparte and William Herschel (Paris, 1802) and the impact of the Napoleonic Wars both locally and further afield; particularly the one decisive battle which brought this period of turmoil to a close. The defeat of Napoleon had a lasting effect on the literature, art and poetry of the 19th century, and a highlight of our programme was a talk at the Mission Theatre by the actor Richard Heffer, who played Captain Cavalié Mercer in the epic 1970 film *Waterloo*. Related educational activities, run by Education Officer Polly Andrews, included **Off to the Ball** (a reference to the Duchess of Richmond's Ball which took place in Brussels the day before hostilities commenced), as well as a popular workshop called the **Waterloo Cock**. Cut-out soldier dolls and uniforms were made by artist Craig Coulthard for children to dress and decorate.

The Waterloo anniversary also provided us with the opportunity to give a new interpretation to the dining room, with the Observatory House table dressed for a sumptuous victory dinner.



In the summer of 2015 we completed the first phase of an ambitious project to give a new interpretation to the entrance hall, stairs and landings of the house in order to make this area more in keeping with its 18th century origins. Replica drop lanterns were installed, whilst a scheme of decoration was introduced based on colours which were popular in the late 1700s. Although much has been achieved, we are continuing to fundraise in order to provide new carpets for the stairs and hallway, in a unique star design, based on pattern books from the archives of Brinton's factory in Kidderminster. We are grateful to the Garfield Weston Foundation and another charitable trust for supporting the work.

In 2015 the Herschel Museum welcomed 8,302 visitors which was our second most successful year since our inauguration, and was an increase of 5% from 2014. We also had our best ever Heritage Open Week in October with over 1000 visitors. Educational group visits nearly doubled, although there was a decrease in booked adult groups visiting. A total of £764.90 was redeemed through Gift Aid on admissions and donations.

BPT Archives

Sarah Harris, Archivist

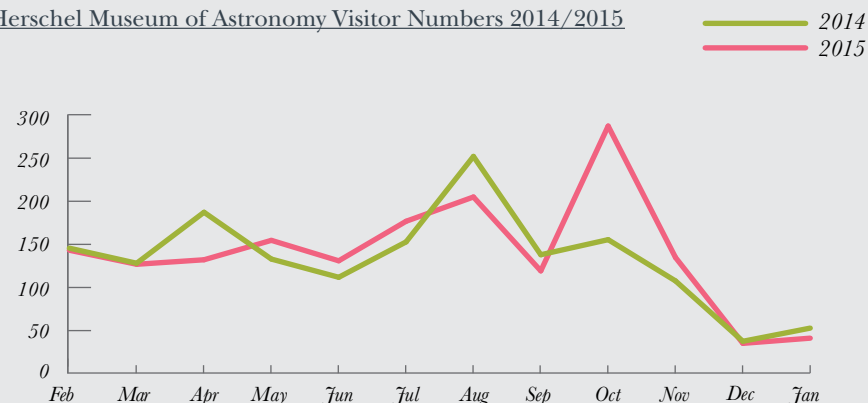
The sorting and cataloguing of the records in the Archive progressed during 2015, highlighting Bath Preservation Trust's activities. An update to the Online Catalogue was made in May 2015 including additions to the Architecture and Planning records, and a wider range of the Trust's interests such as interiors; environmental conservation; streetscape and traffic and transport records. More recently, the cataloguing of the following records have been completed - No. 1 Royal Crescent; other societies and Trusts and drawings/maps/plans.

The Online Catalogue has continued to attract interest from researchers and raise awareness of the holdings of the Archive, with the number of hits for the year up to the end of January 2016 reaching 3559. There have been a continuous number of enquiries and visits during the year, with individual buildings/areas being the most common subject and there has also been an increase in the number of visits to the Archive at No. 1 Royal Crescent to view the associated records of No. 1 and minutes of the Trust, for example.

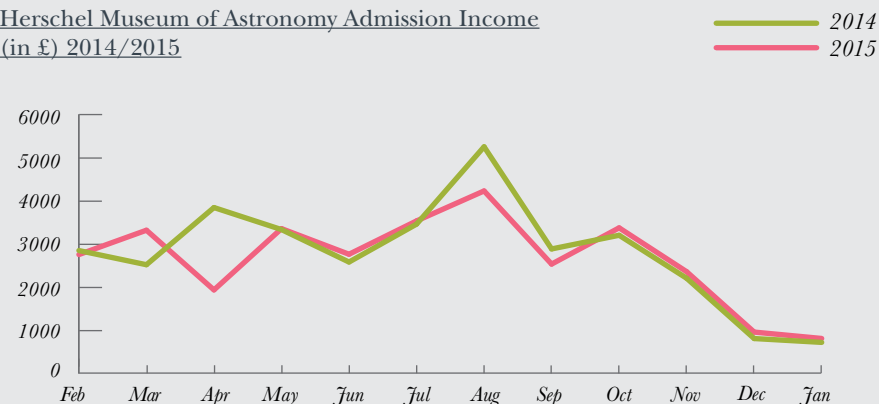


Widcombe Parade with the Church in the background. Part of the front cover of '1-4 Widcombe Parade, Bath', January 1986, proposals for Office Development. BPT Archive Collection.

Herschel Museum of Astronomy Visitor Numbers 2014/2015



Herschel Museum of Astronomy Admission Income (in £) 2014/2015



Herschel Museum of Astronomy Shop Takings (in £) 2014/2015



Education at the Trust's Museums

Polly Andrews, Education Officer

No. 1 Royal Crescent

The **Small Worlds** exhibition was the inspiration for a large number of exciting educational activities for 600 participants aged between 4 and 84. Students from St Andrew's school worked alongside members of Age UK on an intergenerational project to design a large dolls' house from scratch. Professional miniature artists guided them over 8 weeks and the final grand creation has been on display all year with a final permanent home at the school. Families who visited No. 1 in August were able to make model furniture plus peg dolls.



The number of schools attending themed workshops on life at No. 1 continued to rise this year, with 676 students learning about the house in depth in 2015. A new workshop aimed at Secondary School students, focussing on social etiquette and fashion, is now available.

The house has also hosted some successful Community Projects, run in collaboration with the Holburne and American Museums, Avon and Wiltshire Mental Health Partnership NHS Trust and Creativity Works. A Recollection Project for people with dementia and their carers involved art activities on the theme of 'afternoon tea'. The FreshArt Project used the stimulating surroundings of No. 1 to give inspiration to participants with mental health issues.

Museum of Bath Architecture

A new trail has been launched for family visitors to help children engage with the collection and understand the skills behind the construction of Georgian Architecture. Costumes in the style of 18th century workers such as stonemasons are also available to encourage children to take the imaginative step towards learning about the lives of Georgian craftspeople.

Herschel Museum of Astronomy

The Primary Schools workshops entitled Spectacular Space and Amazing Astronomy are proving popular with primary schools and also Home Educator and Brownie groups. The number of family visitors during Heritage Open Week in October was the highest ever - 600 parents and children enjoyed using space Lego and making wax cameos of themselves, inspired by the one of William Herschel in the collection.

Beckford's Tower

Community groups made several enjoyable visits to the Tower in 2015. Age UK members from both Bath and Chew Valley heard a talk then took part in an art and craft activity while the Gardener's Lodge Art Group, normally based at the Holburne Museum, also visited to gain inspiration for their work.

Spotlight on Higher Education

BPT supports a wide range of opportunities for students of History and Heritage aged 18+. Across its museums this year, innovative learning programmes have been devised to give young people access to the Trust's collections and expertise. Bath Spa University Heritage students in their final year worked with BPT staff on a project linked to the **Small Worlds** exhibition. Their task was to research dolls' houses around the UK which are accessible by the public. They then created a leaflet and online resource for visitors to use.

The Trust also hosted 4 Bath Spa University students on extended placements enabling them to have valuable hands-on experience of the heritage industry. Their responsibilities included managing visitor flow at No. 1 and evaluating new family resources at the Museum of Bath Architecture. Two of the students have recently gained employment at No. 1 as Duty Managers and so, with the Trust's backing, are now taking their first professional steps.

Dr Amy Frost, the Trust's Architectural Curator, runs a yearly programme of lectures on the University of Bath's Architecture course which include several visits to the Museum of Bath Architecture. The students gain a unique grounding in the history of Classical Architecture and the visionary skills of the men who created Georgian Bath.

Finally, for the second year running, 20 international candidates have attended the prestigious Open Palace programme. They are heritage professionals in the early stages of their careers who have the opportunity to learn about museum conservation, education and curation from BPT staff. Other organisations involved in the programme include the British Museum and Historic Royal Palaces.

		2015	2014
<u>Workshops for</u> <u>Primary and</u> <u>Secondary schools</u>	No. of visits	17	16
	No. of students	891	554
<u>2015 and 2014</u>	Income	£4527	£2511

Membership Working Group

Peter Hall, Chairman

Peta Hall, Secretary

Our Membership numbers continue to be strong, at around 1470 and we would like to welcome all those of you who have joined the Trust in the year under review. We also welcome all our new Volunteer members, without whom our museums, and other areas of activity, simply would not run. Thank you all.

Members' Summer Walks 2015

Walks organiser: Alan Williams, Walks Administrator: Peta Hall

Our 3 summer walks were all repeated, providing 6 opportunities for members to participate. Each lasted approximately 1.5 hours, and all were blessed with fine weather. They were led by Alan Williams with help at times from Audrey Woods and Terry Mitchell - all Mayor's Guides. Our thanks to them all.

Now you See it - Now you Don't. 11 (25 participated) and 17 June (15)

A light-hearted walk which explored the many changes that have been made to Bath's streetscape, particularly things that have been moved and others that were planned but never materialised, including fountains, statues, buildings and clocks.

Manvers Street and Bayntuns Bookbinders. 1 (30) and 9 July (30)

1 July was the hottest day of the year, so some over-heated members arrived at Bayntuns after the walk down Manvers Street and iced water was gratefully accepted! After examining the mixed history of Manvers Street, Edward Bayntun-Coward gave us an excellent introduction to his grandfather's book bindery before his dedicated staff showed the painstaking workings of the bindery process.

The Pulteney Estate. 5 (25) and 13 (25) August

The first was led by Alan and Terry Mitchell and the second by Alan alone.

The walk examined the history of the Pulteney Estate and its influence on late 18th century Bath, including the development of the Holburne Museum and Sydney Gardens, its canal and railway.

Trust Tours 2015

Stockton House (restoration project)



14 May (42 attended). Led by Peta Hall Nick Jenkins, owner since 2014, kindly agreed to us viewing the extensive restoration of his beautiful Elizabethan manor house in the heart of Wiltshire. What a shame the weather was so wet, although members' spirits were little dampened! Our visit was led by the house researcher Dr Andrew Foyle, who showed us around the (scaffolded) exterior of the property before we split into groups; half taking tea in the Chapel whilst the other

toured the inside of the house with Andy and Lucy Inder from Donald Insall, the architects for the project. We donned hard hats and high-vis jackets supplied by the contractors, Mouldings, who were kind enough to uncover fireplaces for us to see, and even built a wooden walkway for us to get to the terraces outside, as it was so wet.

The discovery of asbestos is hampering progress and the project is well behind schedule. But to see such early stages in the restoration was fascinating and I have heeded the calls from members to go back when nearing completion!

Mapperton House



18 June (56 attended) Led by Joy Burt and Mike Dean Mapperton, an Elizabethan manor, featured in the 2014 film of Thomas Hardy's 'Far From the Madding Crowd' and Bathsheba's presence was missed. Home to the Earl and Countess of Sandwich, the first Earl was granted the title after bringing Charles II back to England from Holland. The ship models and naval paintings date mainly from this period. The top garden is a croquet lawn, the next level is an Italianate garden laid out by a former owner, Mrs Ethel Labouchere in the 1920s, and the lower level of the valley is the Water Garden with 17th century fish ponds; quite simply stunning. With further wild gardens and shrubberies, and perfect summer weather, no-one was in a hurry to return home.

Sudeley Castle (via the marvellous Gloucester Services on the M5!)

7 July (27 attended). Led by Joy Burt

Within 6 weeks of Henry VIII's death, Queen Katherine Parr married her former sweetheart Sir Thomas Seymour, who took her back to Sudeley Castle. Sadly, within a year, she died in childbirth. Her young lady-in-waiting was Lady Jane Grey. Their path to the church contains plant sculptures to their memory, and the enormous rose garden is named in honour of Katherine. Sudeley is now a private residence, full of treasures, and like all good castles has a ghost: 'The Lady in Green', thought to be Katherine. Is she still looking for her baby daughter, Mary, who was lost from the pages of history after 1550?

Forde Abbey

7 September (33 attended). Led by Joy Burt.

A Cistercian monastery until 1539, Forde Abbey was leased to various owners until it was purchased by Edmund Prideaux in 1649 (who ended up in the Tower of London). Most of the major work turning the Abbey into a home was done before 1700, so the peace and tranquillity of its religious foundation remain. The gardens, regarded by Alan Titchmarsh as 'one of the greatest gardens in the West Country', have the added spectacular feature of the Centenary Fountain - England's tallest. Members stood to watch it shoot high into the air, soon realising it is wise to check the wind direction first!

Thank you, as always to all members who took part in these tours. Your support enables us to plan the next season.

World Heritage Site Enhancement Fund

Ainslie Ensom, Administrator

In the past year the WHSEF has continued its rewarding and efficient policy of working in partnership with individuals and organisations to deliver a series of significant improvements to the UNESCO World Heritage Site of Bath.

- With the patience and co-operation of the individual householders, more street signs have been conserved; in Charlotte Street, St.Mark's Place, Sydney Buildings, Sion Hill and St.James's Square.
- Painting the railings in Gravel Walk has been completed with the assistance of the Community Payback Team.
- The first of the Information Boards at Smallcombe Cemetery, paid for by the WHSEF, is now in place. The Cemetery is being restored by a hard-working team of volunteers with a grant from the Heritage Lottery Fund, which our match-funding helped to achieve.
- Together with the Parks Department of B&NES, the planning groundwork has been put in place for the conservation of the Kemble Vase in Royal Victoria Park.
- Again in partnership with the Parks Department, the fountain in Hedgemoor Park has been assessed for refurbishment, a project proposed by a frequent user of the park.
- The WHSEF has funded the moulds required for the missing railing finials in Lansdown Crescent, which are about to be replaced. This long running project has finally been made possible by a generous donation from a local resident.
- The Fund continues advisory discussions with the Highways Department on street lighting, working towards a suitably designed 'Bath lantern' for the city, and also on the appropriate colour and intensity for new (environmentally friendly) light fittings.

Suggestions are always welcome for new projects - please contact the Fund Administrator Ainslie Ensom on whsef@bptrust.org.uk



Charlotte Street sign – before and after

Fundraising and Development

Jan Hull, Development Officer

With no core public funding we must continually seek financial assistance from a wide variety of sources. In 2015-16 we had a number of successes and received funds from several trusts and foundations, private donations and legacies all of which are vital to support our work.

Amongst the donations we received were three from Rear-Admiral Derek Satow in memory of his late wife, Pat. Derek was a prominent member of the Trust's Environs Committee and these donations were given for three specific purposes to the Trust, the Museum of Bath Architecture and to Beckford's Tower. In February 2016 we heard the sad news that Derek had also passed away and an obituary was published in BPT's Spring newsletter.

As well as donations left in memory of a loved one, legacies are also incredibly important to us because we regard a commitment to making a gift in a will as a real approval of our work. In this financial year we have received two bequests and we are very grateful for this generosity and endorsement.

Our exhibition, **Small Worlds**, in the Brownsword Gallery at No. 1 Royal Crescent featured some amazing historic dolls' houses and attracted sponsorship from several companies and individuals, including our neighbours at the Royal Crescent Hotel. Other sponsors included The Pavey Group, Cosmo & Francis Fry and Henry Wray & Geoffrey Nesbitt. We also received grants from the Heritage Lottery Fund and The Jeremy and John Sacher Charitable Trust.

The Waterloo exhibition at the Herschel Museum of Astronomy also attracted financial assistance from the Heritage Lottery Fund and the Garfield Weston Foundation as well as a donation from Wessex Water. Additional grants from B&NES to support the exhibitions in our museums were also received and we are very grateful to all funders who helped make these exhibitions possible.

We hosted guests from the corporate sector to a Christmas reception on 1 December 2015, aiming to build more partnerships. We showcased to businesses the benefits of using No. 1 for client entertaining and other events. It was a most enjoyable event and the house looked its best with evening lighting and seasonal decorations.



We were also successful with our applications to The Small Grant: Big Improvement Scheme which is funded by Arts Council England. Their funding helped provide the incredible new display of replica Georgian desserts for the Dining Room at No. 1 Royal Crescent; it also brought us new costumes and a children's trail at the Museum of Bath Architecture to improve family engagement, and provided emergency kit supplies at Beckford's Tower. The Ray Harris Charitable Trust also gave an additional grant towards BPT's education work and these grants are much appreciated.

The close of the year also brought the news of a very generous pledge from the BGS Cayzer Charitable Trust which, when the conditional matched funding is in place, means we will be able to develop the living history offer at No. 1 Royal Crescent. This includes carefully chosen replica items for handling purposes, costumed interpreters and regular cookery demonstrations in the kitchen. Feedback from visitors suggests these developments will be extremely popular and this pledge is therefore greatly appreciated.

In last year's Annual Review, I reported on our application for a licence for weddings at Beckford's Tower. I am delighted to say that this was granted and we have our first booking for a wedding in late summer 2016.

For further information on the Fundraising and Development work, please contact Jan Hull, Development Officer on 01225 338727 or email jhull@bptrust.org.uk

With grateful thanks to our many donors

Brownsword Charitable Foundation
Heritage Lottery Fund
The Wolfson Foundation
Medlock Charitable Trust
Andrew Fletcher OBE
The Foyle Foundation
Garfield Weston Foundation
Bath and North East Somerset Council
Elizabeth Cayzer Charitable Trust
BGS Cayzer Charitable Trust
Ray Harris Charitable Trust
Members of the No. 1 Fan Club
The Annett Charitable Trust
Anonymous
Bath Stone Group
Edward and Laura Bayntun-Coward
Beecroft Bequest
David and Brenda Beeton
Ken Biggs Charitable Trust
Michael and Isabel Briggs
Jane and Henry Brown
Peter Burfoot and David Boyd
Simon and Jacqueline Burrows
Adam Butcher
Dr Marianna Clark
Morny and Ian Hay Davison

Eva and Van DuBose
Dr Derek Gibson
Simon and Catriona Heale
Robert Hellard
Idlewild Trust
The Leche Trust
Nick and Sarah Lewis
Sir Timothy and Lady Lloyd
Mr and Mrs A M McGreevy
Professor and Mrs Anthony Mellows
Giles and Caroline Mercer
Simon and Berni Morray-Jones
Trevor Osborne
Bill and Veronica Otley
Dr Michael Rowe
Thomas and Michelle Sheppard
Paul and Gillian Sladen
Adrian and Helen Tinniswood
Wessex Water
Simon and Glennie Weil
Tom and Heather Wills-Sandford
Will and Elin Wilson
We have also received significant numbers of contributions from Members, Trustees, lenders, friends and anonymous givers

The Bath Preservation Trust Limited and its Subsidiaries Summary Financial Information for the Year Ended 31 January 2016

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.

Until July 2015, The Bath Preservation Trust was one of five institutional trustees of The Herschel House Trust. On the 31st July 2015, with the approval and consent of the other institutional Trustees, The Bath Preservation Trust became sole trustee of The Herschel House Trust and it is treated as part of the group from that point.

Therefore, at the year-end date, The Bath Preservation Trust has three subsidiaries, whose results are all consolidated within the accounts of the Trust:

No. 1 Royal Crescent (Bath) Ltd	Non-charitable trading subsidiary
The Beckford Tower Trust	Unincorporated charitable trust
The Herschel House Trust	Unincorporated charitable trust

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

Approval of accounts

The summary financial information set out on pages 44 to 50 has been extracted from the accounts in order to provide a picture of the income arising from and expenditure on the The Bath Preservation Trust's various activities during the year to 31 January 2016, and its assets, liabilities and fund balances at that date.

This information is taken from the full financial statements for the year to 31 January 2016 which were approved by the Trustees on 25 May 2016 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 can be obtained from the Trust.

Signed on behalf of the Trustees by:-

W H T Sheppard
Chairman - The Bath Preservation Trust Ltd

Income and Expenditure for the Year Ended 31 January 2016

* see note	Unrestricted funds				Restricted & Endowment funds (£)	Total 2016 (£)	Total 2015 (£)
	Bath Preservation Trust (incl No 1 RC (Bath) Ltd) (£)	Beckford Tower Trust (£)	Herschel House Trust (since 31/07/15) (£)	Total Unrestricted Funds (£)			
Income & endowments							
Museums - admissions	533,819	8,789	15,954	558,562	-	558,562	517,158
Museums - shop sales	92,862	1,138	2,892	96,892	-	96,892	36,019
'Friends' membership schemes	23,344	-	-	23,344	-	23,344	24,111
Other income	8,229	-	3,090	11,319	-	11,319	-
Grants, donations and legacies	1,303	768	1,279	3,350	-	3,350	3,197
Total income & endowments	659,557	10,695	23,215	693,467	-	693,467	580,485
Expenditure on operations							
Shop purchases	46,252	439	985	47,676	-	47,676	11,145
Other cost of generating funds	25,744	2,123	1,096	28,963	-	28,963	17,976
Salaries	365,786	11,778	17,407	394,971	-	394,971	349,071
Premises costs	96,877	9,939	5,575	112,391	-	112,391	106,424
Costs of Museum opening	51,347	2,520	4,473	58,340	-	58,340	60,825
Membership costs	10,073	-	-	10,073	-	10,073	11,353
Administration and other costs	54,901	2,763	2,589	60,253	-	60,253	71,185
Governance - audit & professional	16,262	864	1,020	18,146	-	18,146	26,424
Wedding costs	-	1,367	-	1,367	-	1,367	-
6 Trust contribution to WHSEF	5,000	-	-	5,000	5,000	-	-
Total expenditure	672,242	31,793	33,145	737,180	5,000	732,180	654,403
Net expenditure for the year before investments	(12,685)	(21,098)	(9,930)	(43,713)	5,000	(38,713)	(73,918)
Investment income							
Rental income	42,130	14,470	8,009	64,609	-	64,609	43,665
Dividends and interest	5,325	4,878	4,176	14,379	-	14,379	5,437
Net income/(expenditure) for the year after investments	34,770	(1,750)	2,255	35,275	5,000	40,275	(24,816)
Restricted Funds							
6 Income	-	-	-	-	120,215	120,215	455,627
6 Expenditure	-	-	-	-	(138,449)	(138,449)	(350,239)
Net income (expenditure)	34,770	(1,750)	2,255	35,275	(13,234)	22,041	80,572
4 Investment (losses) / gains	(14,374)	(11,676)	(7,030)	(33,080)	-	(33,080)	20,268
Total movement in funds	20,396	(13,426)	(4,775)	2,195	(13,234)	(11,039)	100,840
Fund balances brought forward	949,814	198,079	-	1,147,893	1,034,762	2,182,655	2,081,815
Acquired on 31/07/15	-	-	153,700	153,700	13,513	167,213	-
Fund balances carried forward	970,210	184,653	148,925	1,303,788	1,035,041	2,338,829	2,182,655

Assets, Liabilities and Funds at 31 January 2016

* see note		Bath Preservation Trust (incl No 1 RC (Bath) Ltd) (£)	Beckford Tower Trust (£)	Herschel House Trust (£)	Totals at 31 Jan 2016 (£)	Totals at 31 Jan 2015 (£)
Fixed Assets						
Tangible fixed assets:						
1 Freehold land and buildings	774,969	-	-	774,969	774,969	
2 Museum exhibits	12,358	388,000	23,134	423,492	400,358	
3 Other tangible fixed assets	120,753	413	-	121,166	140,692	
4 Investments	307,453	239,074	111,679	658,206	477,655	
	1,215,533	627,487	134,813	1,977,833	1,793,674	
Current Assets						
Shop stock for resale	21,653	952	5,775	28,380	22,255	
Debtors	27,753	6,777	3,940	38,470	15,248	
Bank balances	264,202	54,566	28,308	347,076	417,567	
	313,608	62,295	38,023	413,926	455,070	
Creditors: falling due within one year	(46,575)	(4,215)	(2,140)	(52,930)	(66,089)	
Net current assets	267,033	58,080	35,883	360,996	388,981	
Total assets less current liabilities	1,482,566	685,567	170,696	2,338,829	2,182,655	
Unrestricted funds						
Designated: Property fund	542,978	-	-	542,978	542,978	
Designated: for future maintenance	-	163,153	98,125	261,278	177,579	
Undesignated: to fund operating costs	427,232	21,500	50,800	499,532	427,336	
5 Total unrestricted funds	970,210	184,653	148,925	1,303,788	1,147,893	
Capital - Permanent Endowment Fund	231,991	59,135	-	291,126	291,126	
6 Restricted funds	280,365	441,779	21,771	743,915	743,636	
	1,482,566	685,567	170,696	2,338,829	2,182,655	

Notes

1. Freehold land and buildings

There were no movements in the freehold land and buildings during the year (prior year: nil).

No. 1 Royal Crescent is included at a valuation that is over five years old; The Countess of Huntingdon's Chapel is included at cost. In the opinion of the Trustees the open market value of the properties is in excess of these figures but they do not intend to obtain professional valuations as they believe that the costs of such an exercise would outweigh the benefits.

No. 1 Royal Crescent is used purely for Trust and Museum activities; The Countess of Huntingdon's Chapel is used partly for Trust and Museum activities, and the remainder is rented out as office space to tenants.

The freehold land and buildings known as The Beckford Tower, Lansdown, Bath were gifted to The Beckford Tower Trust in 1972 and 19 New King Street was donated to The Herschel House Trust in 1987. No value has been placed on either gift, and there have been no subsequent formal valuations, so no cost or value for The Beckford Tower or 19 New King Street is included in the financial statements.

As part of the agreement for the Heritage Lottery Fund (HLF) support for the “Whole Story” project, the HLF have taken a charge over the Trust’s property at No 1 Royal Crescent, which will be discharged after twenty-five years.

2. Museum Exhibits

Any museum exhibits purchased by The Bath Preservation Trust (BPT) prior to 2006 were written off as historic assets on the date of purchase; since this date any purchases are capitalised. The BPT purchased a silver kettle for £4,063 in 2010 and spent £8,295 on exhibits during 2013 as part of the “Whole Story” project.

The Beckford Tower Trust spent £64,000 in 2008 on a cabinet and £324,000 in 2011 on a coffer.

Purchases made by The Herschel House Trust prior to 2013 were written off as historic assets on the date of purchase. Since this date purchases over £1,000 have been capitalised. During the year two letters were purchased for a total cost of £4,608.

3. Other Tangible Fixed Assets

The Bath Preservation Trust has capitalised appropriate expenditure from the “Whole Story” project and is writing this off over the expected useful economic lives of the assets, which are assessed as being ten years for shop and gallery fixtures and fittings, and five years for IT and Audio-visual equipment.

4. Investments

	Bath Preservation Trust (incl No. 1 Rc (Bath) Ltd) (£)	Beckford Tower Trust (£)	Herschel House Trust (£)	Totals at 31 Jan 2016 (£)	Totals at 31 Jan 2015 (£)
Valuation: at beginning of the year	224,782	252,873	-	477,655	255,191
Funds deposited in the year	100,000	-	-	100,000	220,000
Acquired with the Herschel on 31/07/15	-	-	118,709	118,709	-
Cash withdrawn during the year	-	-	-	-	(15,000)
Investment management fees	(2,955)	(2,123)	-	(5,078)	(2,804)
(Deficit)/surplus arising on revaluation	(14,374)	(11,676)	(7,030)	(33,080)	20,268
Valuation: at end of the year	307,453	239,074	111,679	658,206	477,655

5. Unrestricted funds

	Revenue surplus/ (deficit) (£)	Investment gains/ (losses) (£)	Transfers between funds (£)	Movement during the year (£)	Acquired on 31/07/15 (£)	Balance brought forward (£)	Balance carried forward (£)
No. 1 Royal Crescent Ltd	-	-	-	-	-	2,494	2,494
Beckford Tower Trust	(1,750)	(11,676)	-	(13,426)	-	198,079	184,653
Herschel House Trust	2,255	(7,030)	-	(4,775)	153,700	-	148,925
Retained in subsidiaries	505	(18,706)	-	(18,201)	153,700	200,573	336,072
Bath Preservation Trust	34,770	(14,374)	-	20,396	-	947,320	967,716
	35,275	(33,080)	-	2,195	153,700	1,147,893	1,303,788

These are divided between the trusts as follows:

	Designated Funds					Total unrestricted funds (£)
	Invested in property (£)	Future maintenance (£)	Total designated (£)	Total undesignated funds (£)		
No. 1 Royal Crescent Ltd	-	-	-	2,494	2,494	
Beckford Tower Trust	-	163,153	163,153	21,500	184,653	
Herschel House Trust	-	98,125	98,125	50,800	148,925	
Retained in subsidiaries	-	261,278	261,278	74,794	336,072	
Bath Preservation Trust	542,978	-	542,978	424,738	967,716	
	542,978	261,278	804,256	499,532	1,303,788	

Although the above funds are disclosed as unrestricted within the consolidated group accounts they are only available for use by the individual entities as detailed above.

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, Beckford's Tower, 19 New King Street and their assets as well as 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 regular 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.

These reserves fall considerably short of the Trustees' target level of designated reserves for the group. The Trustees' response to this shortfall is to aim to set surplus budgets if possible and to earmark such surpluses for reserves. In addition, any unrestricted windfalls (legacies, gifts etc.) should pass to reserves if appropriate.

6. Restricted Funds

	External grants and donations (£)	Trust contribution/ transfers (£)	Expenditure incurred in the year (£)	Movement during the year (£)	Pre-existing on 31/07/15 (£)	Balance brought forward (£)	Balance carried forward (£)
Bath Preservation Trust							
'The Whole Story' project	-	-	(25,227)	(25,227)	-	146,479	121,252
Arts Council England	1,282	-	(22,839)	(21,557)	-	26,883	5,326
World Heritage Site Enhancement Fund	30,000	5,000	(12,604)	22,396	-	95,488	117,884
Donations for Education	13,500	-	(23,610)	(10,110)	-	13,500	3,390
Dolls House Exhibition	49,100	-	(49,100)	-	-	-	-
Other grants & funding received	12,786	-	-	12,786	-	19,727	32,513
	106,668	5,000	(133,380)	(21,712)	-	302,077	280,365
Beckford Tower Trust							
Museum Exhibits							
Cabinet	-	-	-	-	-	64,000	64,000
Coffer	-	-	-	-	-	324,000	324,000
Activities							
Cemetery costs	-	-	-	-	-	2,376	2,376
B&NES & Others	750	-	(750)	-	-	543	543
Rimington Legacy	-	-	-	-	-	50,640	50,640
ACE Interpretation	272	-	(52)	220	-	-	220
	1,022	-	(802)	220	-	441,559	441,779
Herschel House Trust							
Museum Exhibits							
Letter from Sir Joseph Banks	-	-	-	-	1,100	-	1,100
Letter from Nevil Maskelyne	1,525	-	-	1,525	-	-	1,525
Activities							
B&NES	1,000	-	-	1,000	-	-	1,000
Coutts	-	-	(67)	(67)	774	-	707
Ernest Cook	-	-	-	-	3,639	-	3,639
Murray Foundation	-	-	(4,200)	(4,200)	8,000	-	3,800
Royal Astronomical Society	10,000	-	-	10,000	-	-	10,000
	12,525	-	(4,267)	8,258	13,513	-	21,771
Totals for the year	120,215	5,000	(138,449)	(13,234)	13,513	743,636	743,915

Bath Preservation Trust

'The Whole Story'

Although the capital works for the project were completed in 2013, some work funded by the project continued into 2014. At 31 January 2015 £146,479 was carried forward as the closing balance on the Restricted fund, being the book value of capitalised assets which is being depreciated over subsequent years.

Arts Council England

The Trust has developed a partnership with The Holburne Museum of Art and The American Museum to develop both tourist and local audiences through new interpretation tools focused on families and young people, through research, improved data collection, and enhanced marketing. The partnership is funded by Arts Council England from the Renaissance Strategic support fund, backed by the local authority and Bath Tourism Plus.

World Heritage Site Enhancement Fund

Total donations and grants for the year amounted to £35,000 (prior year £35,100) and total expenditure was £12,604 (prior year £18,608). This leaves a closing balance of £117,884 to be carried forward, most of which has been earmarked to fund specific projects.

Donations for Education

This primarily comprises a donation from the Medlock Charitable Trust towards the cost of continuing and expanding the educational work of the Trust with local schools and community groups.

Dolls House Exhibition

Total donations and grants for the Dolls House Exhibition were £49,100 comprising receipts from the Heritage Lottery Fund and other sponsors.

Beckford Tower Trust

Museum exhibits

A cabinet and a coffer, both formerly belonging to William Beckford, were purchased in 2007-08 and 2011-12 for £64,000 and £342,000 respectively.

Operating activities

In December 2014 The Beckford Tower Trust received £50,640 from the executors of Mr Niel Rimington, deceased owner of Fonthill Abbey, Wiltshire. This restricted fund is set aside to offset any costs incurred by the Trust in operating the 'Beckford Provisions', which ensure that some public access to the Fonthill Estate is guaranteed into the future. In the year in question, two visits took place during the 'Provisions' period but at no cost to the Trust. Other organised access was provided and organised for the public by the current owners of Fonthill.

Herschel House Trust

Museum exhibits

During the year £1,100 was received from National Libraries in order to help fund the purchase of a letter from Sir Joseph Banks to William Herschel concerning a pair of shoes. The total cost of the letter was £2,854, of which £1,100 came from restricted funds.

The Arts Council England gave £1,525 for the purchase of a letter from Astronomer Royal Nevil Maskelyne to Sir Joseph Banks commending Herschel's experiments concerning the magnification of stars which had corrected errors in Halley's earlier works. The total cost of the letter was £1,754, of which £1,525 came from restricted funds.

Operating activities

Bath & North East Somerset (B&NES) Council

Since 31st July 2015 a grant of £1,000 was received from B&NES towards next year's Science & Spirituality exhibition.

Coutts & Murray Foundation

These relate to grants received for the refurbishment of the entrance area at 19 New King Street. Further works are anticipated next year, including new stair carpets.

Ernest Cook

This relates to grants towards education costs, of which £3,639 remains unspent at the year end.

Royal Astronomical Society

The £10,000 donation during the year was a contribution towards the running costs of the museum and is restricted for use by The Herschel House Trust in support of its charitable objectives.

7. Trustee Remuneration and Expenses

The Trustees did not receive any remuneration (prior year: nil); reimbursed expenses amounted to £nil (prior year: nil). The Trust purchased management liability insurance covering staff and Trustees at a total cost of £2,161.

Members as at 31st January 2016

Prof N and Ms B Abercrombie	Mr R Barber	Mr T Boden	Miss E Buchanan
Mr and Mrs J Adams	Mrs M Barker-Benfield	Mr P Bolwell	Mrs P Buckley
Mr J Adams	Mrs S Barlow	Mr and Mrs J Bond	Ms P Buffham
Mr R Adamson	Mrs S Barnes	Miss E Booker	Mr and Mrs H Burgess
Mrs D Aderyn	Mr and Mrs K Barnes	Ms M Boswell	Mr J Burn
Mr M Adey and Miss J Cheeseman	Mr and Mrs N Barnes	Mr D and Ms M Boswell	Mrs J Burns
Mr T and Mrs E Alexander	Mr M Barnes	Mr and Mrs C Bottomley	Mr and Mrs S Burrows
Mrs A Alexander	Sir Nicholas Barrington	Mrs S Boundy	Mr N Burt
Mr and Mrs R Allan	Ms R Barron and Miss M Power	Mr and Mrs R Bourdon-Smith	Mrs J Burt
Dr J Allen	Mr I Barron and Ms V Rae-Ellis	Miss E Bowden	Mrs B Burvill
Mr and Mrs P Allfrey	Mr P Barton	Dr R Bowdler	Mr and Mrs C Bush
Mr and Mrs F Alsop	Mrs V Barwell	Mr and Mrs N Bowen	Mr A Butcher
Mr and Mrs J Amos	Mr and Mrs N Barwick	Mr K Bowers	Mrs P Butler
Miss C Anderson	Mr and Mrs R Bascombe	Mrs H Bowker	Mr R Button
Mrs M Anderson	Mrs F Bateman and Mr R Porter	Mr R Bowman	Mr and Mrs G Cacas
Mr and Mrs R Anderson	Miss A Bater	Mr D Boxall and Mrs M Baird	Mrs A Caldwell and Mrs A Scaramanga
Ms J Anderson and Mr G Wilson	Mr and Mrs D Bates	Mr D Boyd and Mr P Burfoot	Dr A Calin
The Rev J Andrew	Ms V Bates	Mrs A Boyle	Mr and Mrs S Calvert-Jones
Mrs J Angelo-Sparling and Ms S Angelo-Sparling	Mr and Mrs A Bateson	Mr and Mrs J Brackenbury	Mr L Calvin-Thomas and Dr S Maken
Mr P Anketell-Jones	Mrs V Bayes	Bradford-on-Avon Preservation Trust	Mr and Mrs P Calvocoressi
Mr and Mrs W Arah	Mr P Bayliss	Mr and Mrs R Bradley	Mrs P Campbell
Mrs B Archer	Mr and Mrs G Bayman	Mrs M Bradshaw	Mr and Mrs A Campbell
Mrs N Armstrong	Mrs C Bayntun-Coward	Mr and Mrs T Brakspear	Mr and Mrs T Cantell
Mr J Arrowsmith-Brown	Mr and Mrs E Bayntun-Coward	Dr E Brett	Mr and Mrs P Carey
Mr S Asanovic	Ms N Beauman	Mrs J Brice	Mr C Carr
Mr and Mrs D Ashby	Mr G Beaven	Mrs B Bridgeman	Mrs S Carroll
Ms A Ashworth	Mrs J Beazley	Mr D Bridgwater	Mrs M Carter
Ms L Aspinall	Mr and Mrs D Beeton	Mr and Mrs M Briggs	Mr J Cartwright Hignett
Mrs J and Miss V Astins	Ms J Bell	Mrs S Broadhead	Mrs H Carver
Misses C and P Astins	Mrs F Bell	Mr G and Mr C Brokensha	Mrs S and Mrs A Cavaliero
Miss L Atkinson	Dr P Bendall	Mrs N Bromage	The Hon Elizabeth Cayzer
Mrs J Austin	Mrs E Bennett	Mrs G Brooke-Taylor	Mr J Cayzer-Colvin
Prof and Mrs K Austwick	Mrs J Bereska	Miss B Brooks	Mr and Mrs J Challis
Mr and Mrs J Ayres	Mr and Mrs R Berg	Mr and Mrs D Brooks	Ms B Chappell
Miss M Ayres	Mrs C Bernard	Ms S Brown	Mr and Mrs T Charrington
Mr and Mrs J Azis	Mr C Berridge	Mr and Mrs J G Brown	Mrs E Charrington
Mr and Mrs G Bailey	Ms C Besley	Miss J Brown	Mr W Chatterton
Dr and Mrs G Baird	Mrs R Bethell	Mr D Brown	Mr E Checkley
Mr I Bakas	Mrs B Betts	Mr and Mrs J F Brown	Mr and Mrs J Chen
Mrs C Baker	Mrs R Beyer	Mr and Mrs J Brown	Mr G Chesworth
Mr H Baker	Mrs D Binley	Mrs J Brown	Ms A Chilson and Mr J Wieggers
Mr and Mrs M Baldwin	Mrs M Birks	Mr G Browning and Dr S Abrams	Mr P Chilvers
Mr C Balme	Mrs L Birks-Hay	Mr A Brownswold	Mr and Mrs G Chown
Ms S Bamford	Mr S Blackmore	Mr E and Mrs E Bruegger	Mr and Mrs I Church
Mr and Mrs J Bandy	Miss E Blackwell	Mr and Mrs P Bryan	Mr and Mrs L Churchill
Mrs C Banks	Mr M Blathwayt	Mrs G Bryan	Mrs M Clark
Miss S Bannister	Mr and Mrs G Bloor	Mr and Mrs P Bryan	Dr and Mrs W Clark
Mr and Mrs R Banz	Ms C Bloxson	Mrs F Bryant	Dr M Clark
Miss Y Bao	Ms S Blundell	Mr P Bryant	Mr P Clark
Mrs M Barber	Mr J Blunt		
Ms M Barber Fray and Mr C Fray	Mrs J Boardman		

Mr J Clarke	Professor and	Ms F Etheridge	Mr N Gent	Dr and Mrs P Hardee	Mr P Hughes	Mr and Mrs W Kerrod	Mr and Mrs T
Mr and Mrs T Clarke	Mrs B Darvell	Mr and Mrs T Eustace	Mr J Gibbs	Mr D Harding	Ms J Hunter	Mrs H Kershaw	De Lotbiniere
Dr B Clarke	Mrs L Davey	Mr R Evans	The Hon William Gibson	Mr S Harenda	Mr and Mrs D Hunter	Mr S Kerss	Mr and Mrs J Lovering
Mrs F Clarke	Mr P Davey	Mr G Evans	The Rev and Mrs	Mr and Mrs R Harper	Mr J Hussey	Mr and Mrs D Kilpatrick	Mrs S Low
Ms I Clarke-Fijnheer	Mr C Davies and Ms T	Mr K Evans	T Gibson	Mr and Mrs P Harris	Mrs M Hyde	Lady King	Mrs C Lunt
Mr D Clough	Beauchamp-Davies	Mr and Mrs J Fairbairn	Mrs R Gilbert	Mr R Harris	Mr C Hyde	Mr and Mrs P King	Ms R Lusher
Mrs R Coard	Mr and Mrs R Davies	Mr M Farina	Professor B Gilbertson	Mr T Harris	Mrs W Hyde	Mr M King	Mr and Mrs D Lyons
Ms L Cobb and	Mrs B Davies	Miss N Farquharson	Mrs Y Gilbertson	Mr S M Harris	Ms A Hyland and	Ms E Kingston	Mr and Mrs D Machin
Mr H Osborne	Mr and Mrs P Davis	Mr J Farquharson	Mrs I Gillpin	Mrs N Harrison	Mr M Passam	Dr and Mrs P Kingston	Mr C Machin-Goodall
Mr N Cockburn and	Mrs G Davis	Mr and Mrs M Fathers	Mr D Gingell	Ms N Harrison	Mr and Mrs R Illingworth	Mrs M Kinsler	Mr and Mrs N Mackintosh
Ms V Mason	Mr C Dawson	Mrs J Faulkner	Mr W Girdievski	Dr and Mrs N Harte	Mr and Mrs G Ingram	Mr I Kirkman	Mr H MacLennan
Mrs J Coggins	Mrs J de Cordova	Mr and Mrs P Feldwick	Mr and Mrs G Girdlestone	Sir Donald Insall	Sir Donald Insall	Mr J Knapper	Mr and Mrs R MacPherson
Mrs N Comba	Miss H de Rooij	Mr D Fenn	Miss C Glaser	Mr and Mrs P Hasler	Ms N Isherwood and	Mrs L Knowles	Ms O Madden
Mrs J Constantine	Mrs B De Salis	Ms J Ferguson	Mrs A Godbold	Mrs D Hawes	Mr A Lewis	Mrs J Knowles	Mr and Mrs M Maggs
Mr and Mrs A	Mrs I De Silva	Mr A Fergusson	Mrs D Goddard	Mr and Mrs I Hay Davison	Mrs M Jackson	Mr A Kondratowicz	Mr and Mrs N Magniac
Constantinidi	Mrs C de Souza	Mrs P Fernando	Mr and Mrs M Godfrey	Mrs A Hayden	Mr P Jackson	Ms J Lacey	Ms J Maine
Mr and Mrs R Cook	Miss D Deacon	Mrs I Figueirado	Mrs C Goodall	Miss T Hayes	Mr and Mrs H Jacobs	Mr and Mrs W Lacey	Miss B Major
Mr and Mrs D Cook	Mr M Dean	Mrs A Findlay	Mrs C Goodall	Mrs D Hayward	Mrs J Jacobs	Mr and Mrs J Ladeveze	Miss H Malcolm
Mr and Mrs A Cookson	Ms G Deathridge	Mr and Mrs V Finlayson	Mr and Mrs R	Mrs J Hayward	Ms R James	Mrs E Lavani	Mr A Malewski
Mr J Cooper	Mr and Mrs M Deering	Mrs S Fischer	Gordon-Duff	Dr and Mrs S Hayward	Dr and Mrs D James	Mme R Lambert	Ms M Malkin and
Mr A R Cooper	Mr and Mrs M Delap	Mrs K Fisher	Miss R Grant	Mr and Mrs S Heale	Mrs D James	Mr M Lane	Mr E Murray
Mr J Cooper and	Mrs B Devine	Prof and Mrs C Fisher	Mrs M Gray	Mrs K and Miss C Hedley	Ms N Jaspers	Miss E Langley	Mr A Maltby
Ms S Branston	Mr and Mrs M Devon	Mrs P Fitch	Mr A Green	Mrs Y Hedley	Mr J Jeffs	Mr A Langton	Mr D Mander
Ms E Cooper	Mr I Dicks	Miss J Flake	Mrs M Green	Dr J Heffer	Dame Jennifer Jenkins	Mr and Mrs S Laurenson	Sir Nicholas Mander
The Lord Cope of	Mr J Dimpleby	Mr S Flavel	Mr S Green	Mrs J Heiden	Mr A and Dr C Jenkins	Ms S Lawn	N Manley and
Berkeley, P.C	Mr J Ditcham	Miss C Fleming	Mr B Greenslade	Mr R Hellard	Mr and Mrs V Jenkins	Mr and Mrs R Le Fevre	Ms F Starkey
Ms J Copland	Mrs W Ditcham	Mr R Fletcher	Mrs C Greenwood	Mrs S Helvey	Mrs V Jensen	Mr M Le Marchant	Mrs R Mannion Daniels
Mr and Mrs B Cordrey	Mr and Mrs G Dixon	Miss J Fletcher	Mr and Mrs D Griffiths	Mr and Mrs B Henderson	Ms K John and	Mrs L Le Roux	Mr K March
Mr and Mrs T Corkin	Mrs M Dodd	Mr R Flint	Mr and Mrs A Griffiths	Mr B Henry	Mr D Quinton	Mrs M Le Roy-Lewis	Mr A Marinos
Mr S Corob	Dr K Doern and	Mrs P Floyd	Miss M Gross	Mr and Mrs A Henwood	Mrs J John	Miss K Leach	Mr and Mrs S Marks
Mr R Coser	Mr R Skinner	Dr P Ford	Mr and Mrs D Groves	Ms S Heward	Mr P Johns	Mrs I Leadbetter	Mr N Marks
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Mr and Mrs A Cowan	Mrs C Downie	Mr P Harris	Guinness	Dr and Mrs A Hildrey	Mr S Johnson	Mr and Mrs D Lees	Mr D Martensson and
Mr B Coward	Professor and Mrs W	Mrs J Forrester	Mr W Gunning	Mr and Mrs R Hill	Mrs J Johnson	Mr and Mrs F Leggatt	Ms T Chapman
Mr and Mrs A Cox	Doyle	Dr M Forsyth	Miss F Guo	Mrs J Hobhouse	Mr and Mrs A Johnson	Hon Rupert Legge	Mrs H Martin
Mr D Creed	Mr and Mrs V DuBose	Mrs V Forsyth	Mr J Guzzardi	Mrs S Hodgson	Mrs S Johnston	Miss J Legge	Miss R Matthews
Mrs A Crisp	Mrs M Ducker	The Rev Prebendary	Ms V Gzebb	Mrs J Hogwood	Mr and Mrs P Johnston	Mrs J Leighton	Mr M Maude
Mr N Croce	Dr and Mrs D Dunlop	J Foster	Mrs G Hale	Mrs H Holden	The Hon John and	Captain and Mrs T Leland	Mrs G Maw
Mr I J Croft	Mr P Dunning	Mrs T Fountain	Mr S Halewski	Mr J Holmes	Mrs Jolliffe	Mr R Lempriere	Dr and Mrs R Mawditt
Mrs A Crofts	Mr C Dunston	Mr and Mrs D Foxall	Mr J Hall	Miss V Holt	Mr D Jones	Mrs J Lenthall	Ms A May
Major A Crombie	Mr C Delpaul and	Mrs T Franklin	Mrs P Hall	Mr F Holtam	Ms J Jones	Mr and Mrs D Lester	Mr C Mays
Miss A Croome	Mr A Durie	Mr and Mrs C Franklin	Mrs J Hall	Mrs L Hood	Miss P Jones	Mr and Mrs G Lewis	Mrs R McCallum
Mrs H Crosbie	Mr J Durrant	Dr and Mrs M Fraser	Mr S Hall and	Mr N Hood and Ms P Lang	Mr C Jones	Mr and Mrs N Lewis	Mr M McDonald
Mrs A Crowe	The Earl Mawby Trust	Mr C Frayling	Miss S Barrass	Dr M Hooker	Mr T Jones	Miss H Lewis	Mr B McElney
Mr and Mrs J Cullum	Ms J Easton	Mr J Freeman and	Sir Peter and Lady Hall	Mr and Mrs N Hooper	Mr and Mrs D Jorgensen	Miss Y Li	Mr A McGreevy
Mr P Culverwell	Mrs J Eayers	Cdr J Freeman	Mrs N Hall	Mr G Hooper	Miss S Judkins	Mrs J Liddell	Mrs B McGuinness
Lady Curwen	Mr J Eckstein	Prof G Freeman and	Miss R and Miss A Hall	Mrs M Hopkins-Clarke	Miss W Jupe	Mr and Mrs S Little	Ms V McHugh
Mr P Dachowski and	Dr M Ede	Dr A Hill	Dr A Hamilton	Mr and Mrs B Horton	Mr F Kelly	Mr P Littlemore	Mr D and Dr L McKim
V Kaplan	Mr R Edgar	Mr and Mrs P Freeman	Mrs M Hamilton Hercod	Mrs S Houseman	Miss T Kelly	Miss Y Liu	Mr N McKinnon-Booth
Mr and Mrs W Dacombe	Mr J Edmunds	Dr A Frost	Mr T Hamilton	Ms S Howard	Mrs A Kelly	Mrs T Llewellyn	Mr D McLaughlin and
Miss C Daldorph	Mrs H Edwards	Miss A Frost	Mrs M Hamilton	Mr and Mrs D Howard	Miss A Kendrick	Sir Timothy and	Ms K Ross
Mrs C Dale	Mr B Edwards	Miss S Fu	Mrs J Hammond	Mrs B Howdle	Mrs R Kennedy	Lady Lloyd	Ms M McLean
Mrs G Dallas	Mr and Mrs I Edwards	Mr and Mrs D Fuell	Mrs C Hammond	Mr and Mrs A Howell	Colonel and Mrs	Mr and Mrs K Loach	Mr S McMillan
Mr S Dalley-Smith and	Mr and Mrs S Eliot	Mrs V Gamberoni	Miss B Hanbury	Mr and Mrs A Hoyano	D Kenwick-Cox	Mr D Lock and Mrs J Vere	Mr W McNaught
Mrs D Burrell	Mr and Mrs R Emery	Mr H Gardiner	Mrs K Hancock	Mr and Mrs C Huard	Mr C Keogh	Mr J Lock	Professor and Mrs
Ms R Daniel	Mrs A Ensom	Miss K Gerrett	Mr S Hancock and	Mr S Huard	Captain and Mrs	G Mead	Mr G Mead
Ms M Darcy Evans	Mr R Ensom	Mr and Mrs N Garrett	Mr A Hellyer	Dr and Mrs W Hubbard	R Kerr	Mrs P Lock	Mrs R Mead
Mrs B Darracott	Ms J Enticnap and	Mr and Mrs P Gascoigne	Mrs W Hanna	Mr and Mrs R Hudson	Mr J Kerr and	Mr T Locke	Miss C Mead
Mr and Mrs G Dart	Mr D Haigh	Ms E Gaskell Taylor	Dr J Hansell	Mr T Huggon	Mr M Winyard	Mr and Mrs M Lockley	Mrs F Medcalf
						Mr and Mrs L Longfield	Mr and Mrs D Medlock

Mrs R Mellor Professor and Mrs A Mellows Dr G Mercer Mr K Meredith Mr P Metcalfe Mr and Mrs R Michell Mr J Middleton Mr and Mrs C Miers Sir Walter St John Mildmay Mr J Mill Mrs P Millard Mrs S Miller Mrs J Miller Mrs B Miller Mr and Mrs J Millington Ms H Mills Dr B Mitchell Mr M Mollet Miss J Molyneux Mr M Monks and Mr C Thal-Jantzen Dr and Mrs S Montgomery Mrs S Montgomery Mr and Mrs R Moore Mrs Y Morgan Mr T Morgan Mr and Mrs S Morray-Jones Mr and Mrs D Morris Sir Alec Morris Mr and Mrs C Morrissey Mr M Mortimer Mr and Mrs D Moss Mr and Mrs R Munnings Ms E Murphy Mr and Mrs Murtagh Professor M Mutter Mr and Mrs P Nandi Mr E Nash Mrs C Nesbitt Mr and Mrs R Newbigin Mr C Newey Mr A Newport and Ms J Brushwood Mrs M Nicholson Mr and Mrs E Nicholson Mr J Nightingale The Viscount Norwich Mr and Mrs R Orme Mr T Osborne Mr S Osgood and Ms P Vaughan Miss S Osman Mr and Mrs W Otley Mr C Overton Mr and Mrs J Owen Mr S Owen Miss R Owen	Mrs E Owsley Mr M Packer Ms C Pain Mr and Mrs R Paines Mrs J Palmer Mr and Mrs R Parker Mr and Mrs W Parker Mrs P Parkes Dr B Parkins Mr A S Paterson Mr and Mrs J Paton The Rt Hon Lord Patten of Barnes Miss M Paul Mr and Mrs M Pavey Mr and Mrs J Payne Dr and Mrs R Peachey Mr and Mrs A Peak Mr M Pearce Mr D Pearce Mr and Mrs L Pearce Mr L Pearcey and Mr P Child Mr and Mrs B Pearson Mr and Mrs D Pearson Mrs K Pedersen Mr and Mrs S Peliza Mr B Penrose Mr and Mrs P Pepler Ms H Peters Mr J Peters Mr J Peverley Miss S Philip Mrs P Phillips Mrs M Phillips Mrs J Phillips Mr C Phipps Mrs S Pickering Mrs J Pile Mrs E Pippard Mr and Mrs A Pitt Mr and Mrs G Pitt-Rivers Mr and Mrs R Plant Mr and Mrs S Pocock Mr N Pollard Mrs D Pollock Mrs E Pomeroy Ms C Pope Mrs P Pope Dr J Power Mr L Pratt Mr H Price Dr and Mrs S Priestman Mr M Pring Mrs A Probyn Mr G Proctor Dr J Pryke Mr and Mrs L Pryor Mr and Mrs R Purvis Mrs S Quinn Mr and Mrs W Rae	Mr B Raggett Miss N Raisey and Mrs A Cridland Mr and Mrs P Redfern Mr and Mrs M Reed Ms E Rees Mrs M Rees Ms L Rees Lady Rees-Mogg Mr and Mrs J Reid Miss L Reynolds Mrs S Rhodes Mr and Mrs R Rhymes Mrs A Richardson Mr F Richter Mrs F Riley Prof F Ring Mrs J Ritchie Mr and Mrs B Rix Mr S Roberts Mr D Roberts Ms K Roberts Mrs A Roberts Ms H Roberts Mr J Robertson Dr and Mrs D Robins Mr A Robinson Mr J Robinson Mr and Mrs S Roche Mr A Rodger Miss M Rodgers Mrs J Rodskjaer Mr D Rollason Dr and Mrs R Rolls Ms L Rowan-Mayberry Mrs A Rowe Dr M Rowe Mrs E Rowe Mr A Rowell Miss V Rubery Mrs T Ruddock The Hon E Russell Ms G Russell His Hon Judge A and Dr L Rutherford District Judge and Mrs M Rutherford Mr and Mrs C Ryall Ms A Sainaghi Mr R Sales and Ms J Williams Mrs H Samler Mr and Mrs C Sanders Mr S Sandford Mr and Mrs G Sant Rear Admiral D Satow Mr M Savage Mr and Mrs N Savory Mr A Schlesinger Mrs R Scott Mr and Mrs R Scott	Mrs S Scruton Mr A Seaward Dr J Self Mr G Sellers Mrs C Senior Miss H Serafin Mr and Mrs T Sewell Mrs J Seymour Mrs A Sharpe Mrs A Sharpe Mr and Mrs N Shaw Mr and Mrs C Shaw Mr W Sheppard Mr M Sherry and Mr K Lambert Mrs F Riley Mr and Mrs J Sherry Mr and Mrs J Sherwen Mr and Mrs P Sherwin Mrs E Shields-Pett Mr S Roberts Mrs A Simmonds Mrs A Simnett Mrs J Simonot Mr and Mrs P Simper Mr J Simpson Mrs A Singleton Mr R Slade Mr and Mrs P Sladen Dr S Sloman Ms G Small Mr and Mrs S Smallwood Mr and Mrs B Smith Mr and Mrs G Smith Lady Smith Mr and Mrs P Smith Mrs V Smith Captain A Smith Ms R Smith Mr J Smithies The Hon Kenneth & Mrs Smithies Mr and Mrs D Snell Mr E Snook Mr N Sommer Mr and Mrs R Southgate Mrs P Spearman Mr and Mrs T Spenlove-Brown Mr and Mrs R Speyer Ms C Spittle Mrs A Spurrell and Mrs S Gdras Mrs M Stacey and Mr Riles Mrs B Stanley Ms K Stanton Mr J Starky Mr P Staunton Mrs P Stevens Mr B Stevenson Mr and Mrs M Stevenson	Mr and Mrs C Stevenson Mr V Stokes Mrs F Stow Mrs M Strachan Mr and Mrs R Strachan Miss R Straker Ms G Strawford Mrs A Streatfeild-James Mrs B Street Mrs M Stroud Ms S Sudwell Mr R Sweet Mrs M Swift Mrs A Swindells Mr D Symington Mr and Mrs F Symonds Mr and Mrs M Tabb Mr and Mrs G Tantum Mr A Tappe Mrs K Tassis Mr and Mrs S Tatham Captain P Tatton-Brown Prof and Mrs R Tavernor Mrs R Taylor Mr J Taylor Mr R Taylor Mr P Taylor Mr and Mrs J Taylor Dr D Terry and Mr T O'Keefe Mrs A Tham Mrs B Thayer Mrs R Thomas Mrs J Thomas	Mrs J Thompson Mrs J Thompson Mr P Thompson Mr S Thorne Mrs R Thornton Mr R Till Mr A Tinniswood and Ms H Rogers Mr and Mrs M Tinsley Mr N Tinworth Mr M Toffolo Mr and Mrs J Toplis Mrs T Torrance Mrs J Towler Mr C Towner Mr and Mrs F Trenchard Mr P Trevor-Roper Miss K Trewick Ms C Tsu Brooke Mrs J Tubbs Mrs O Turner Mr and Mrs P Turner Mr and Mrs G Turner Mr M Turner Mr and Mrs J Turner Mr and Mrs G Turner Mr V Tye Miss C Tyler Mr A Vale Mr S Van Dam Mr A Van der Woerd Miss A van Maurik Mr and Mrs K van Musschenbroek	Miss E Van Zandt Ms B Varney Miss J Verdon-Smith Mrs J Verrell Mrs L Vincent Miss B Vine Ms A Vowles Mr and Mrs M Wade Mr A Wain-Heapy Mr T Wales and Ms S Grieve Mr and Mrs R Wales Mr and Mrs M Walker Mr and Mrs J Walker Mr and Mrs D Walker Mr and Mrs M Wall Dr and Mrs P Wallis Dr and Mrs P Wallis Mrs A Walter Mr R Ward Mr S Ward Mr M Ware Dr J Warner Mr H Warren The Hon Mrs R Warrender Mr S Watson Ms S-A Watts Mr and Mrs P Weaver Dr S Webb Mr J Webb and Mr G Thatcher Mr and Mrs C Webb Mr B Webber	Mr and Mrs N Websper Mr S Weil Dr H Jane Weller Dr R Wendorf Mr and Mrs C Weston Mr and Mrs G Westwood Dr S Wharton Mr J Whatmore and Mr A Fraser Mr M Whitcroft Miss L White Mr M White Mr T White Mrs L White Dr B White Sir George White Mrs D White Mr and Mrs W Whiteley Miss Y Whiteman Ms J Whitmore Mrs K Whittall Mrs J Whybrow Dr and Mrs J Wilk Mrs E Wilken Mr R Wilkins Ms J Wilkinson and Mr H Jeffs Mrs B Willey Mr S Williams and Ms J Thomas Miss J Williams Mr and Mrs B Williams Mr and Mrs K Williams
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Corporate, Residents Associations and Parish Members

Corporate Members as at 31/1/16

Aaron Evans Architects Ltd
Anthony Paine Limited
Bath Chamber of Commerce
Bath Chronicle
Bath Spa University
Bath Stone Group
BLB Solicitors
Crisp Cowley
Curo Group
Designscape Architects
E P Mallory & Son Ltd
Emery Brothers Ltd
Ironart of Bath
ITV West
Ken Biggs Contractors Ltd
Kingswood School
Landmark Trust
Mogers Drewett
National Art Collections Fund
Oxford Preservation Trust
Perspectives on Architecture Ltd
Rotork Plc

Royal Crescent Hotel
Royal Crescent Society
Save Britain's Heritage
Shepperton Group Ltd
Sotheby Park Bernet and Co
St John's Hospital
Stone King LLP
Suffolk Preservation Society
The Georgian Group
The Holburne Museum of Art
Thrings
University of Bath
Watson Bertram & Fell

Parish Council Members as at 31/1/16

Bath Abbey
Bathampton Parish Council
Batheaston Parish Council
Bathford Parish Council
Charlcombe Parish Council
Claverton Parish Council
Corston Parish Council

Englishcombe Parish Council
Freshford Parish Council
Kelston Parish Meeting
Limpley Stoke Parish Council
Newton St Loe Parish Council
South Stoke Parish Council
Swainswick Parish Council

Residents Association Members as at 31/1/16

Bathwick Hill Association
Catharine Place Association
Cavendish Crescent Residents' Association
Circus Area Residents' Association
Combe Down Heritage Society
Lansdown Crescent Association
Pulteney Estate Residents' Association
Raby Gardens Limited
Widcombe Association





BATH
PRESERVATION
TRUST

We are a membership organisation and a registered charity.

The Bath Preservation Trust Limited - Registered Office:

1 Royal Crescent | Bath | BA1 2LR

+44 (0)1225 338 727

www.bath-preservation-trust.org.uk

admin@bptrust.org.uk

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