



BATH
PRESERVATION
TRUST

Annual Review

1 February 2017–31 January 2018



Company details and officers

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
Patron	His Royal Highness The Prince of Wales KG
President	Michael Briggs (died October 2017)
Vice-Presidents	Adam Fergusson The Rt Hon. The Lord Patten of Barnes CH PC
Trustees	
Chairman	Thomas Sheppard Diane Aderyn Kristin Doern Barry Gilbertson (resigned July 2017, due to election as Chair, World Heritage Site Advisory Board) Robert Hellard Colin Johnston (co-opted January 2018) Tom Marshall Celia Mead Simon Morray-Jones (retired July 2017) Bill Otley (retired July 2017) Sally Price (elected July 2017) Alison Streatfeild-James Adrian Tinniswood (retired January 2018) Mark Wilson Jones
Chief Executive	Caroline Kay
Legal Advisors	Stone King LLP, Bath
Bankers	CAF Bank Ltd, Kent Lloyds, Bath
Auditors	Bishop Fleming LLP, Bristol
Financial Advisors	Quilter Cheviot, Bristol
Legal Status	Company Limited by guarantee governed by the provisions in its Articles of Association Bath Preservation Trust is also sole trustee of the Beckford Tower Trust and the Herschel House Trust

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Chairman's Report



It has become popular to theme events to anniversaries and Bath Preservation Trust is no exception. The headline event of 2017 for us was the 250th anniversary of the building of the Royal Crescent and more will be said about that in the pages of this review. For my part, I should just like to say how enjoyable it was to see the Crescent enjoyed and celebrated by young and old, from all parts of Bath and all parts of the world, and even for a short while without any cars. The Crescent is a shared asset and international icon that we and others only look after temporarily in order to pass it on to future generations.

Anniversaries are also a reminder of the inexorable passing of time, and this has been borne in upon the Trust this year in no uncertain terms, with the deaths of no less than four former Trustees, all of whom I have had the pleasure of working with at the Trust over the years. We have said goodbye to Michael Briggs, Tony Crombie, Gillian Sladen, Peter Woodward and, most recently, Tom Charrington; all of them have been great servants to the Trust and so to the city of Bath. Individual tributes are included on pages 6 and 7; collectively, their contribution to the protection, preservation and sensitive development of Bath and its environs is a cause for wonder and admiration. We are grateful for their lives.

While some things must end, others seemingly go on for ever – concerns about Bath's transport, a feature of the Trust's debates since the earliest days, concerns about new development and concerns about whether Bath will still be here in a recognisable form for our grandchildren. In these great debates Bath Preservation Trust can only do what it can, to the best of its ability. To that end, I am delighted that one of last year's initiatives, our guide *Making Changes*, has at the time of writing been shortlisted for a national award. This goes to show that even when we start with modest aims – to be helpful to those householders who look after our city by owning listed buildings – we can have a significant impact.

I end this introduction, as usual, with thanks to our staff, trustees, other volunteers, members, funders and friends. Without you we couldn't do it.

Thomas Sheppard

Chief Executive's Report



As I look back on 2017 I also reflect personally on my (first) 10 years at the Trust, a period in which some themes have recurred throughout (transport, the Rec, housing) and others have come and gone. Ten years ago the big arguments were about the Holburne extension and the housing at Western Riverside; what were then planning debates are now a much-admired museum and hundreds of new homes respectively.

That these two developments are by no means the only ones to have come forward in Bath over the last decade has to be a good thing: it gives the lie to the accusation that Bath is somehow stuck in the past. From BPT's point of view this suggests that we are able to pursue our role of treasuring, and encouraging others to treasure, the architectural glories and remarkable vision of our forebears, while also embracing appropriate and well-managed change. Thus the celebration of the Royal Crescent's 250th birthday recognised the former, while our participation in the Festival of the Future City showed our engagement with the latter.

The Trust itself has also undergone change this year, with the retirement or stepping-down of three long-standing and valued staff; Debbie James, Victoria Barwell and Peta Hall. I should like to thank them all for their long years of service and I am delighted that in the case of Peta, she will continue in a new advisory role as a volunteer, allowing us to draw on her considerable experience, wisdom and contacts for the benefit of our membership I hope for years to come. The museums' staffing, under its new Director Claire Dixon, has in turn been completely restructured and as a result the museums are now working much more closely together as a team, something which is manifest in more closely themed programming and events.

In 2017 we also brought the core planning business of the Trust closer to people who are interested through our new publication 'Making Changes'; its title alone indicating that it is inevitable that listed buildings will change, as World Heritage Sites will as well. In 2018 we also hope to make all the planning staff and enquiry service more physically accessible to the public than they can be on the top floor of No 1 Royal Crescent by moving to the Old School House next to the Museum of Bath Architecture.

Finally, I should like to thank all those who have supported the Trust financially, through sponsorship, donations or legacies. Although we have grown as an organisation, our core charitable work depends on this support and we are extremely grateful.

Caroline Kay

Obituaries 2017–2018

This year has seen the sad deaths of several significant BPT members and trustees. We have noted the contribution below of those most closely known by the Trust.

Michael Briggs (Trustee since 1971, Chairman 1986–2006)

Michael was a remarkable force within Bath, spearheading the Trust's rotating fund which restored many buildings across the city at a time when demolition was a very real threat and seeing the development and expanding success of No 1 Royal Crescent as a museum. He became Chairman when the last acquisition, the Countess of Huntingdon's Chapel, was restored and became another home for the Trust's wider activities. Michael had an extensive address book which he was never afraid to bring to the Trust's aid, whether for fundraising or influence, and kept an active interest in the Trust's activities until his death. A generous donation from his family will be used to remember Michael within the collection of No.1 Royal Crescent.



Gillian Sladen (Trustee 1981–2009)

There are several tangible memorials to Gillian's hugely supportive work at the Trust: the gardens of Beckford's Tower, the Herschel Museum, the Museum of Bath Architecture and Lyncombe Burial Ground all show her intense knowledge of plants and gardens. In addition the Interiors archive of over 350 buildings interiors across the city show her capacity to rally volunteers and put in the detailed work to deliver a huge knowledge-bank for future researchers. She continued her enthusiastic support of the Trust for as long as she was able and is remembered fondly by the team.



Tom Charrington (Trustee 1987–2008)

Tom worked tirelessly for the good of the setting of the city of Bath through his chairmanship of the Trust's Environs Committee for 19 years. Representing the Trust at various public enquiries and appeals, he has contributed to the setting of the World Heritage Site to retain much of its rural peace and quiet. His erudition and charm always improved both our meetings and our spirits and he will be much missed.



Anthony Crombie (Trustee 1967–2010)

Tony Crombie was widely known for his dogged pursuit of what he believed to be right for the city, through BPT, through the Bath Society which he co-founded, and with his almost daily letters to the Chronicle. A stickler for engaging with the planning process to the bitter end (even when this meant the High Court) he played a significant part over more than four determined decades to the work of the Trust.



Carl May (American member 1993-2017, d 2017)

Carl May and his wife Jeannette first came to Bath in the early 70s, to enjoy the city and the Music festival. They were so enraptured by the architecture, the surrounding countryside, the social history and musical life that they continued their visits until Jeanette's untimely death. Carl was a conservation architect whose career included the preservation of the historic houses of the Hudson Valley in upper New York State.

Before his death, Carl let it be known to the Trust through his friends Paul and Gillan Sladen that he intended to leave a substantial legacy to the Trust to encourage the development of future generations of practitioners of conservation architecture. The Trust is most grateful for his generous gift.

Pamela Lock (former Vice President, d 2017)

Pamela Lock was a very active committee member of the Trust in the 1970's when she both served on the No.1 House Committee in the early years of the development of the museum, and was also a leading force in the campaigns to prevent major roads from being built through the city centre. She was always interested in the development of the city of Bath even after she had moved away. After her death the Trust was notified by her nephew of a generous legacy of £20,000 to support the Trust's work, for which we are most grateful.

Architecture and Planning Committee

Tom Marshall, Chair

Joanna Robinson, Senior Conservation Officer

Sacha Hunter, Conservation Officer

Highlights 2017

Once again, the team has been busy in 2017 and it has been an interesting year with several large scale developments in the city. As always we are very appreciative of the support and commitment of the members of our Architecture and Planning Committee, all of whom give up their own time to attend meetings and provide their expertise on planning matters, and to input regularly into our work.

Last year we introduced a new way of annually reporting our work to members with information on the number of planning applications to which we responded, and also how influential we were in positively affecting the outcome of an application, be that through changes to the proposals or through, for example, BPT recommending a refusal that is then enacted. We have continued this type of reporting so that we can see trends over time: it appears there has been an increase in our influence within the planning process to 58% of applications submitted from Christmas 2016. The planning application statistics are towards the end of this section on campaigning.

Making Changes

One of the highlights of the year has been the publication and launch of our guidance for owners of listed buildings in Bath; *Making Changes, Bath Preservation Guidance for the owners of listed buildings in Bath*. Authored by Joanna Robinson (Senior Conservation Officer) and endorsed and funded by Historic England, the book gives accessible, easy to understand advice on all aspects of repairing, changing and extending listed buildings, including demystifying the planning process.

The guidance has been well received amongst stakeholders (heritage professionals, estate agents, architects etc.) and listed building owners. Our book launch party, kindly hosted by No.15 Great Pulteney, was a great success.

East of Bath Park & Ride: The Trust made strong representations against the plans for an East of Bath Park & Ride; our concerns centred on significant environmental and heritage harm that was not mitigated or justified by detailed up to date evidence that such a facility would help solve Bath's traffic problems and therefore public benefit could not be quantified and weighed against harm. We were very pleased to learn that the controversial plans were dropped in June 2017.



Bathscape: BPT continued to be a partner in the HLF funded Bathscape Project, a partnership between B&NES Council, the National Trust, the Cotswold Conservation Board, and others. We participated in the *Views and Vistas* project to assess and make management recommendations for important views identified by the community.

Conservation Area Character Appraisal & Community Engagement Project: The Bath Conservation Area will celebrate 50 years of designation in 2018 and, in preparation, the Trust undertook a project to assist B&NES in their ambition to complete a city-wide character appraisal. With pro bono help from professional historians, BPT is producing the character appraisal for the Lower Lansdown and Camden sub-area. The community engagement element of this project has been a pilot and we have been very pleased to receive all types of comments, observations, input and information from our members and the local community, all of which will feed into the final document, which will be completed in 2018.

Civic Voice Design Awards

The Trust nominated the Alison Brooks Buildings on Western Terrace (behind Homebase), for a Civic Voice Design Award. We were delighted the scheme won in the Housing Category. We particularly like the buildings because they utilise classical architectural rules in a new and exciting way, ensuring the scheme sits comfortably within the Georgian city and does not compete with it, and displays its own compelling contemporary version of 'Bath-ness'.

Campaigning Activities

Local Plan Issues & Options and Joint Spatial Plan

B&NES is preparing a new Local Plan up until 2036, which will sit alongside the new Joint Spatial Plan (JSP) for the West of England which provides the overarching strategic planning context for the four West of England local authorities. The Local Plan represents the five year review of the Core Strategy and Placemaking Plan and is primarily concerned with the use and development of land (housing, etc.). B&NES commenced an Issues and Options consultation in November 2017 to review the vision, priorities and strategy of the Local Plan, including a focus on strategic development locations and university issues (student housing). At the same time the JSP issued a consultation on the Publication Document. The Trust has responded to these consultations which cover housing numbers and the associated spatial strategies and our key messages are:

- 1) Market-led student housing should not go on land suitable for other purposes and there should be control of the type of student housing built so that it meets actual needs rather than reaching only for the better off overseas student market;
- 2) Better ways of ensuring delivery of affordable housing should be found in order to resist calls for over provision of market housing and ever expanding use of greenfield/green belt land;
- 3) The failure of both plans to properly address the 'duty to cooperate' in relation to the spill-over of Bath's housing and transport market area into West Wilts and Mendip.

A preferred Options Plan will be issued in the summer and a draft Local Plan will be consulted upon in autumn 2018 with an examination in 2019.

The Recreation Ground

Members of the staff team were closely involved in the early stakeholder work to examine and inform the development brief for a 'Stadium for Bath' on the Rec. We have undertaken our own work to assess and understand the heritage value of key views into and out of the Rec ground. Grimshaw Architects were announced as the scheme architects in January 2018. BPT will continue to be a key stakeholder involved in each stage of the consultation and design process. We will focus mainly on the protection of the Outstanding Universal Value of the World Heritage Site (WHS), and the setting of important listed buildings, whilst also being mindful of the opportunities that such a stadium could present to Bath as a thriving, vibrant city.

Parking Strategy

Transport issues continue to dominate the news locally and in 2017 there has been a particular focus on parking. In the autumn B&NES consulted on their proposed parking strategy for the region. BPT responded in full to the strategy which amongst other things proposed to increase the amount of short term on-street parking in the city centre (by releasing some more long term bays) in order to support residents and local businesses. We had serious concerns about this approach because an increase in the availability of parking would result in an increase in car movements as residents 'pop to town'. The result would be increased traffic, congestion, and poorer air quality. We could not see how, contrary to the claims of the strategy, an increase in parking availability encourages a modal shift away from reliance on the car for use in the city centre.

Other proposals, such as a focus on more and better digital real time traffic and parking signage and a focus on encouraging the use of park and ride sites, and more informal park and link sites on the periphery of Bath, were supported.

Coach Parking Strategy

We considered that a strategy for the management of coaches in the city which was also consulted upon in the autumn of 2017 was poorly conceived. It appeared that the paper was skewed heavily in favour of the perceived needs of the pro-coach stakeholders, with very little regard given to the views of local organisations such as ourselves and the residents' associations.

Our primary and serious concern was the ambition to increase coach access and short stay parking (Bog Island and Green Park) in the city centre and the associated knock-on effect on increased coach movements, congestion and air quality and we made this clear in a strongly worded response. We understand that other similar objections were received and the strategy's authors have had to return to the drawing board. No solution was offered for the issue of 'cruising coaches' that do not stop in Bath for longer than a photo opportunity but which clog up our historic sites and our air.



Air Quality Action Plan

High levels of congestion and traffic jams in Bath have resulted in Bath having some of the most polluted streets in the UK. An Air Quality Action Plan was issued by B&NES for consultation in October 2017. The Trust largely supported the action plan aims; which in brief were to encourage the increased use of electric vehicles, cycling, walking and public transport over the use of polluting vehicles. We responded in detail to each action, underlining the importance of increased focus on behavioural change and financial investment/incentivisation to actually realise the action points, in particular relating to the availability and cost of public transport.

HMO Supplementary Planning Document

The concentration of Houses of Multiple Occupation (HMOs) in pockets within the city has long been a concern for the Trust, as intensification can affect the balance and vitality of a community. B&NES has responded to this concern, promoted by us and residents' groups, and in 2017 consulted on revisions to the HMO Supplementary Planning Document (SPD). Under Article 4 Directions, owners are required to submit a planning application for change of use to an HMO in Bath, and the SPD sets out the criteria for decision making; that potential HMO dwellings in an area of 25% or more concentration of existing HMOs would be refused. The Trust responded in detail to the consultation and we supported the proposal that the concentration percentage be reduced to 10% and that change of use would not be permitted where a house would be 'sandwiched' by HMOs. This approach has since been adopted and in our view will result in a wider, less dense spread of HMO properties across the city; maintaining balanced mixed communities.

Short term holiday accommodation

Local news items in 2017 have focused on the new and emerging issue of short term holiday accommodation (from sites such as Airbnb) and so-called 'party houses'. Bath's heritage is very much associated with leisure; for a very long time people have come to Bath to lease houses and enjoy its attractions and services.

However, in our view there is very real risk of a loss of city centre community vitality and much needed local housing to the uncontrolled spread of short term holiday lets. Our opinion, which we promoted throughout 2017, is that there needs to be additional national and local policy to manage this new planning issue. As it stands only houses with over eight beds have to apply for a change of use to become a holiday house. We think that all holiday let accommodation should be subject to planning restriction or licensing.

That way the Local Planning Authority can review applications and assess the possible impact on local housing supply and neighbour amenity before making a decision (in much the same way as HMOs are licensed). In Bath an 'Article 4 Direction' could achieve this. Alternatively a 90 day rule (as has been adopted in



London) which could also allow an owner to only let their house for three months of the year, though this may require legislation. Enforcement of breaches will be a key consideration in any policy.

In a key meeting with B&NES in September 2017 we raised this contentious topic with senior planners at B&NES who responded that the issues were being researched and impact data gathered and that B&NES would be tackling the issue.

Granville Road

Cumulative harm to the WHS caused by individual ad hoc planning decisions became a hot topic in 2017. As a result of non-joined-up planning decisions a number of buildings have been built on Granville Road (off Lansdown Road) that have harmed the green skyline ridge of the World Heritage Site. The road, once partially developed with stone cottages in a wooded setting, has now become intensely developed with highly visible large contemporary dwellings sprawling along the ridge. These buildings cause harm to the Outstanding Universal Value of the WHS, in that one of the attributes of the Site is the undeveloped green wooded ridge that forms the rim of the bowl of the city. The Trust has, over the past years, objected to every one of the applications for these buildings on Granville Road, but our concerns have been ignored by planning officers until recently, when the full extent of the harm caused can be seen. We have been checking that landscaping and boundaries have been implemented according to permitted plans and will keep members informed of progress.



National and Local Consultation Responses

- Settings and Views of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 – February 2017
- Listed Buildings and Curtilage – Historic England Advice Note – March 2017
- Historic England Conservation Principles, Policies and Guidance – January 2018
- Housing and Planning White Paper – May 2017
- Joint Spatial Plan Publication Document – January 2018
- Local Plan Issues and Options Consultation – January 2018
- B&NES HMO SPD – May 2017
- B&NES Parking Strategy – October 2017
- B&NES Coach Parking Strategy – October 2017
- B&NES Air Quality Action Plan – November 2017
- Sydney Gardens Masterplan – December 2017

Representations made by BPT at B&NES Council Meetings in 2017

Cabinet Committee:

- East of Bath Park & Ride January 2017
- B&NES Scrutiny Panel:
- East of Bath Park & Ride February 2017
- Development Management Committee:
- South Quays April 2017

Appeals:

- Wansdyke Business Centre hearing November 2017 (Appeal Dismissed)

Major Planning Applications & Developments

South Quays

BPT had serious concerns regarding the first and second iterations of this scheme adjacent to the Newark Works site south of the river from Green Park in 2016. The third set of revisions were submitted in March 2017 and included a much reduced height to the landmark business building and a significant change from red brick to Bath stone. Whilst we still had minor concerns over details, the changes made were welcome and in our view in part mitigated the bulk of the building in this sensitive site. We remained concerned about a lack of Design Codes or detailed parameters for the two adjacent residential blocks applied for in outline and the hybrid nature of the application (reserved matters for the business building and outline for the residential). The scheme was granted permission in May 2017.

North Quays

The Trust has attended numerous workshop sessions with other key stakeholders and the project team and the architects Allies & Morrison to discuss and feedback on emerging plans for the Bath Quays North scheme on the Avon Street car park site. We have been impressed with the consultative approach of the team, their exemplary interrogation of the site and its context and the detailed assessment of opportunities and risks.

As we go to press a planning application for outline permission is being considered by the LPA. We have commented favourably on aspects of the application but also expressed some concerns on issues including heights and lack of affordable housing.



Mulberry Park Phase 2

In autumn 2017 planning permission was sought for Phase 2 'landmark' buildings fronting the new park to the south of the site overlooking the city. In our strong objection we stated that the 6-storey flat roofed buildings were too high, and the 'could be anywhere' design and detail appears alien to the character of Phase 1, the local area and the wider city. Use of orange coloured brick and large expanses of a grey cladding material also added to the sense of departure from context. Our primary concern is that these buildings will overtop and urbanise

the wooded edge which is the green rim of the bowl of the city. Adding a hard horizontal built form that intrudes over this treeline will harm the Outstanding Universal Value of the World Heritage Site in the same way that cumulative visual landscape harm has occurred at Bath University and Granville Road. At the time of going to press no decision has been made by the planning authority.

Foxhill

In 2017 the Trust consulted with Curo on the proposed outline regeneration plans for the Foxhill estate. Our response was that whilst we were not in principle opposed to the plans to upgrade the estate, we were seriously concerned regarding the net loss of Affordable Housing (AH) on the site. Whilst there will be the same number of affordable units across both Mulberry Park and Foxhill, this equates to a net loss from the current amount of AH given the geographic area is much larger. As members know, the plans are controversial locally.

Sulis Down

BPT objected to plans for 173 dwellings (Phase 1) on land released from the Green Belt, submitted in May 2017. Architect Ben Pentreath devised a 'garden suburb' estate with a Cotswold arts and crafts theme. We found the designs for both dwellings and public realm to be attractive and appropriate, however our major concern was the absence of a comprehensive plan for the entire site, part of the criteria of the site specific policy B3a. This would establish the quantum of development for the site (and prevent overdevelopment), and could set site-wide scheme parameters and design codes to help ensure that the scheme would be built as a distinct entity with its own character and identity. We also objected to inadequate tree screening to the AONB to the south, the use of an adjacent Green Belt field called Derryman's for play equipment and allotments (these facilities should be provided within the development) and the probable detrimental impact of over 300 cars on the local highway system and rural lanes.

Hollis Building, Twerton

An application was received in autumn 2017 for a student block on the site of the Jubilee Centre near the Weston Lock Bus Depot. This site is currently a large warehouse and the applicant was proposing to demolish and erect a student accommodation building. This site is adjacent to the large Twerton Mill student accommodation scheme and is close to both the light industrial areas north of the river and the RUH (with key workers needing housing), therefore we felt the student accommodation use was unjustifiable. In our opinion this scheme was too high, and of a scale and massing that dominated and overdeveloped the small site and harmed the amenity and character of the riverside and the local street scene. We were pleased that this application has been refused.



Herman Miller Building

Wansdyke Business Centre

BPT has maintained a strong objection to this scheme for primarily student accommodation with some commercial/employment space on the ground floor. The building, designed in a U shape around a cramped central courtyard, was overdevelopment of the site in terms of its height, scale and massing. In design terms it failed to sit respectfully within the context of largely terraced rows of modest Edwardian dwellings and turn of the century light industrial buildings. The proposed student use in an area of already seriously high student density was unacceptable in our view (and the fact that the applicant was proposing luxury student units). Of most concern however was the impact of this 'shouty' building on the setting of the Grade II* St. Alphege's Church; it would have dominated the streetscape and detracted from the special architectural interest of the church. Following refusal of planning permission and an appeal process at which Caroline Kay spoke, the appeal was dismissed.

Cricket Club

Proposals came forward in autumn 2017 for a student accommodation scheme on the site of the Cricket Club car park on North Parade. We considered the proposed use unacceptable in the context of a housing shortage in Bath where brownfield sites are being taken up with more and more student accommodation. Furthermore, the scale, height and massing of the scheme was too great for the site and too dominant and imposing in this area of the WHS. The scheme would take over most of the site with no permeability and intrude into views through and over the site, and it would harm the setting of many listed buildings and structures including the historic canal. We issued a strong objection, referring to the inappropriate use and also suggesting that the buildings should be far more broken up and articulated in order to provide glimpses through the scheme and to break up the sense of monolithic scale.

Herman Miller Building, Locksbrook Road

The Trust was pleased to be involved in stakeholder sessions regarding Bath Spa University's plans for this listed factory designed by Sir Nicholas Grimshaw in the 1960s. We supported the change of use application for the building to become the Art & Design Department 'hub' for the university. Subsequent plans for the refurbishment and renovation of the building came forward in 2016 with negotiations extending well into 2017. We were impressed with the extent of research and conservation focus in the university's application and were largely supportive of their ambitious plans for the interior of the building. An issue of contention for both us and the 20th Century Society was the proposal to install a roof pavilion to add more office space to the scheme. The principle, design and massing of the pavilion was the subject of much debate with which the Trust engaged, as did the 20th Century Society. The original architectural brief insisted on a flexible mutable design to meet future needs and the original architect and his firm delivered the changes to the scheme. A design and scale for the pavilion was eventually agreed and planning consent granted.

Listing applications submitted to Historic England

- Sulis Manor – plans to demolish this fine 1930s Arts and Crafts manor house were submitted to B&NES in 2017 and the Trust objected strongly to the loss of the non-designated heritage asset. We were quick to submit a listing application to Historic England citing that the building had special interest as a good example of a late Arts & Crafts building designed by a known local architect S. S. Reay (of Silcock & Reay) and with historic interest as it was built for Isaac Carr who owned the Twerton Mills. Historic England have refused the listing request on the basis that the building does not have national interest but they emphasised that the building is very clearly of high local significance. In the meantime the application to demolish is on hold whilst the applicant gathers further ecological and landscaping information for the case officer. We will continue to strongly oppose any plans for the loss of the building.
- Beckford's Garden – for some time there has been the threat of possible development on Beckford's Nursery Garden; the terraces found behind Dixon Gardens on Lansdown Mews. These terraces formed a significant part of the nursery gardens behind Beckford's town house at Lansdown Crescent and they form the setting for the Grade II listed Beckford's Embattled Gateway, which was the entrance to Beckford's largely lost Picturesque landscape garden up to Beckford's Tower. The Trust submitted applications to Historic England to extend the listing of the east and north terraces to include the west and south terraces and walls, to change the listing of the Gateway to Grade II* and to have the whole garden registered as an Historic Park & Garden.

Meanwhile we are pleased to report that despite appealing the decision of the Planning Inspector to the High Court, the owner of the site was required to rebuild the southern boundary wall with pedestrian gate on Lansdown Mews following its unauthorised demolition.

Relationship with B&NES

BPT has met with senior planners from B&NES (Lisa Bartlett – Divisional Director and Mark Reynolds – Group Manager Development Management) to feed back, discuss planning matters and issues relating both to planning concerns and queries in the Environs of Bath Sub-Committee and with our Architecture & Planning Committee. Key issues were discussed such as the problems associated with the rise in holiday accommodation and the pressure of constant student accommodation applications on housing supply. We were also able in these meetings to give feedback on communication glitches such as those in the relationships between parish councils and planning officers. The meetings were valuable and constructive for both parties. We also invited Mark Shelford, the new Councillor member for Transport & Highways, to attend one of our Architecture & Planning committee meetings where we had a useful discussion on Bath transport issues.

Other consultations

We are often approached by developers and project teams to review early or pre-application plans for schemes and we are always keen to engage as early as possible in the development process. In 2017 we welcomed Steve Bradley of 'Art in the Arch', Rob Delius of 'Waters of Bath' and Dave Andrews of Bath Trams to our meetings, all of whom gave talks on their topics of interest on which we were able to give our views. In addition we have also responded to Curo regarding Foxhill regeneration and Mulberry Park Stage 3 schemes which were presented to A & P during 2017.

Looking forward to 2018

2018 is all set to be a very interesting year for Bath and for the Trust. Not only does it appear that several large development sites will be under construction this year, including Bath Press, Roseberry Place, Herman Miller, Rotork HQ and possibly Bath Quays South, but we anticipate that plans for a new stadium for Bath on the Rec will be submitted by Bath Rugby for planning permission. We will continue to be closely involved in stakeholder sessions, and seek to ensure that our detailed work on key views will be used within the design process. As always our primary concern will be the impact of any structure on the Rec on the Outstanding Universal Value of the WHS, but we remain open to the possibilities and opportunities such a scheme could present, including improvements to the riverside. Similarly we understand that plans will come forward for the Bath City Football Club site and we will work towards close early involvement with the project team.

We will complete the Conservation Area sub-area Character Appraisal for Lower Lansdown and Camden in the late spring, with the help of our volunteers and the many people and businesses from the local community who have contributed to our research. We extend our thanks to all who have contributed as part of the community engagement project. Our appraisal will join the six already completed and we hope that later in the year we will see all 16 sub-areas completed in time for the Bath 50 Years of Conservation Area celebrations.

The campaigning team will be moving to the Old School House on the Vineyards during 2018. This accessible ground floor office is adjacent to both the Museum of Bath Architecture and BPT's Library and Archives at The Countess of Huntingdon's Chapel, and we hope will be more visible and accessible to the public and members who wish to visit or chat to us. We also hope, at around the same time, to launch a new-look BPT website which we anticipate will improve and excite our online accessibility and general presence.

Key local issues such as housing and purpose built student accommodation will provide much to discuss and grapple with this year as the Core Strategy Review and Joint Spatial Plan come forward for consultation; the Trust will be closely involved with both these initiatives and will continue to champion Bath's particular set of constraints in relation to new housing.

Transport, congestion and air quality issues continue to dominate debate, as our MP is looking to bring them to the top of her agenda. We will continue to deliver our key message; that any projects need to be informed by up to date evidence delivered through empirically collected local data (as East Park & Ride was not) and that all efforts should be focused on getting people out of their cars and onto more sustainable low pollution modes of transport, in particular to affordable mass public transport, cycling and walking.

2017 Planning Applications

The tables and graphs below show our planning application response data for 2017. As members will be aware from last year we were able to provide data on how 'influential' we were in the planning process and we continue to provide that measure again this year.

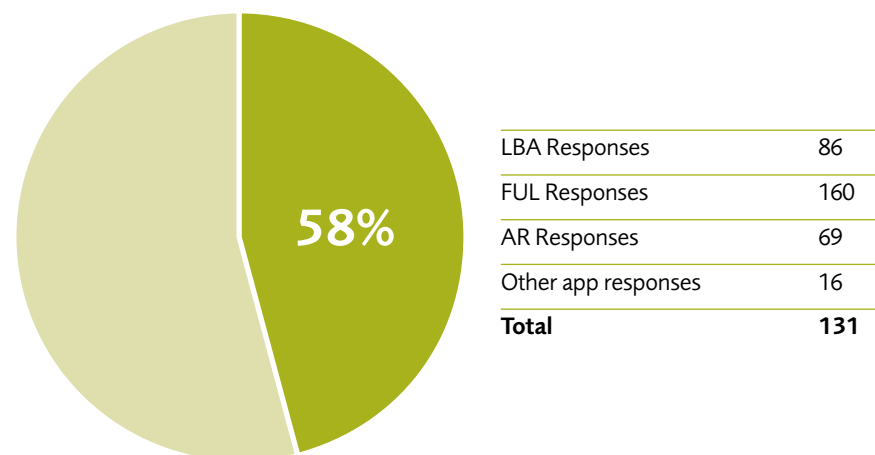
'Influential' or 'impact' means whether we have been positively referenced by the case officer in a planning decision or that the case officer has instructed changes to the original application which were in line with our recommendations.

Headlines

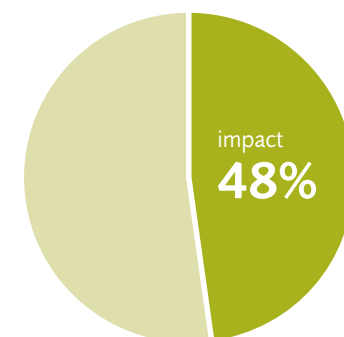
- In 2016 we responded to 253 planning applications which was a decrease from 2015 where we responded to 384. In 2017 we responded to 331 applications which represents an increase on 2016. This is largely due to the number of applications received by B&NES.
- We responded to 86 Listed Building Consent applications, and we had an impact on 56% of the applications we responded to.
- We responded to 160 planning applications, and we had an impact of 51% on the applications we responded to
- We responded to 69 advertising and signage applications, and again had an impact of 56% on the outcome of these applications.

Key messages are that we continue to closely scrutinise and respond to planning applications, be it a comment, objection or support. Our good relationship with the Historic Environment team at B&NES ensures that we remain at the centre of effective collaborative working with the Local Planning Authority. Our overall level of influence at 58% is an increase on last year where we had an impact on 50% of applications we responded to. This increase is a performance indicator of the effectiveness of our work and we consider it a reflection that we are continuing to do a good job and to build on our advocacy skills and expertise in the local planning environment.

Average percentage of 'influence' in planning applications

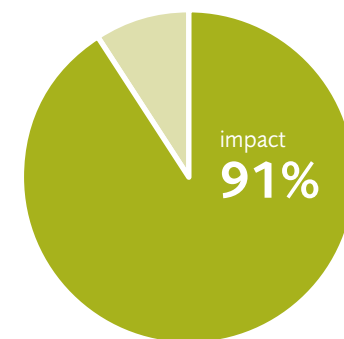


Listed Building Applications



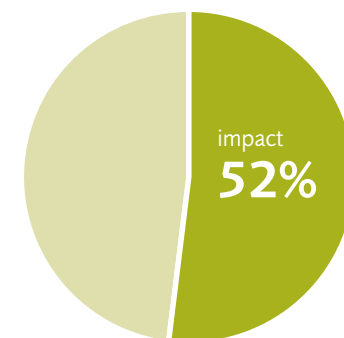
OBJECT

Consent with impact	7
Consent without impact	5
Refuse with impact	1
Refuse without impact	6
Withdrawn	6
Withdrawn without	0
Pending	4



SUPPORT

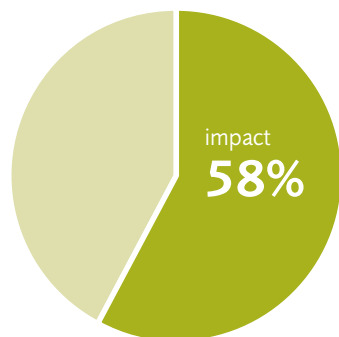
Consent with impact	10
Consent without impact	0
Refuse with impact	0
Refuse without impact	0
Withdrawn	0
Withdrawn without	0
Pending	1



COMMENT

Consent with impact	21
Consent without impact	15
Refuse with impact	3
Refuse without impact	0
Withdrawn	1
Withdrawn without	1
Pending	5

Full Planning Applications



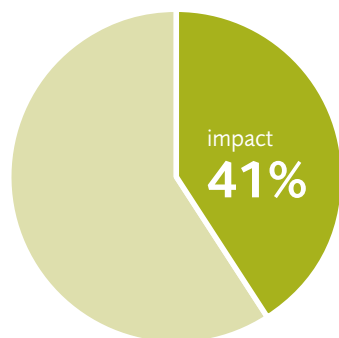
OBJECT

Consent with impact	11
Consent without impact	10
Refuse with impact	11
Refuse without impact	1
Withdrawn	9
Withdrawn without	3
Pending	8



SUPPORT

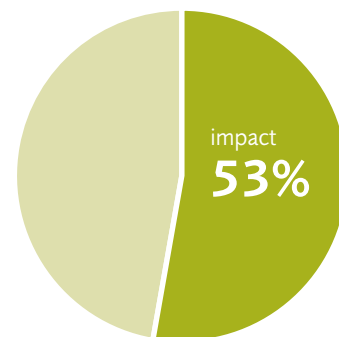
Consent with impact	12
Consent without impact	0
Refuse with impact	0
Refuse without impact	0
Withdrawn	0
Withdrawn without	0
Pending	0



COMMENT

Consent with impact	27
Consent without impact	32
Refuse with impact	4
Refuse without impact	0
Withdrawn	8
Withdrawn without	3
Pending	21

Advertising Regulation Applications



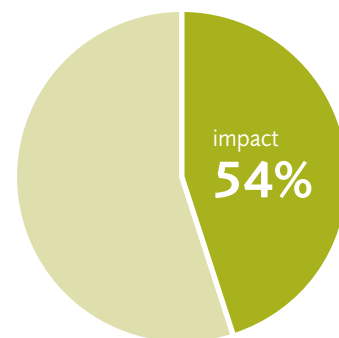
OBJECT

Consent with impact	13
Consent without impact	6
Refuse with impact	4
Refuse without impact	0
Withdrawn	1
Withdrawn without	2
Pending	6



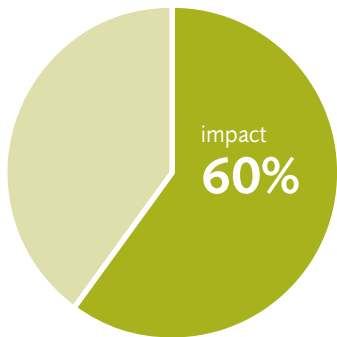
SUPPORT

Consent with impact	2
Consent without impact	0
Refuse with impact	0
Refuse without impact	0
Withdrawn	0
Withdrawn without	0
Pending	0



COMMENT

Consent with impact	16
Consent without impact	12
Refuse with impact	3
Refuse without impact	0
Withdrawn	0
Withdrawn without	0
Pending	4



OBJECT

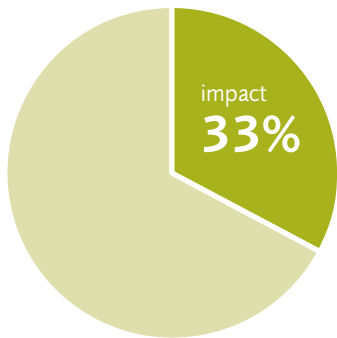
Consent with impact	1
Consent without impact	0
Refuse with impact	1
Refuse without impact	0
Withdrawn	1
Withdrawn without	0
Pending	2

SUPPORT

Consent with impact	0
Consent without impact	0
Refuse with impact	0
Refuse without impact	0
Withdrawn	0
Withdrawn without	0
Pending	2

COMMENT

Consent with impact	2
Consent without impact	4
Refuse with impact	1
Refuse without impact	0
Withdrawn	1
Withdrawn without	0
Pending	1



The Environs of Bath Sub Committee

Robert Hellard, Chair

The Environs Group is made up of representatives from the 14 country parishes adjoining the city of Bath. We meet bi-monthly to discuss important planning matters that might affect the setting of our World Heritage city. These meetings are very beneficial as they provide a forum for information exchange and discussion, and to flag up Local and National policy changes and other issues of planning concern.

The biggest development affecting the East of Bath parishes was, until July, the proposed Park & Ride site on Bathampton Meadows. Bathford, Batheaston and Bathampton parishes were all certain to be seriously affected by this development. It would have been highly damaging both environmentally and to the setting of the World Heritage Site. No evidence to demonstrate that public benefit would outweigh the inevitable harm had been provided. The Bathampton Meadows Alliance in particular was a very active and formidable force in opposing the plans. Much celebrating occurred when plans were dropped in July 2017 though the waste of £3.3m in project plan costs by B&NES was denounced by all parties involved.

The development of Sulis Down has been a key topic for the parishes to south of Bath, namely South Stoke, Combe Hay and Wellow. A planning application for Phase 1 of the scheme was submitted in the summer of 2017 for 173 houses to the west side of the site adjoining Sulis Manor. The Parish Councils were very concerned regarding the impact of the development on the local traffic network including the rural lanes that service the villages. Other impacts included the issues relating to visibility of the scheme from the AONB to the South, tree shelter belt deficiencies, ecology issues and most crucially, the lack of a comprehensive masterplan, which details the overall density of development, site parameters and design codes as per the provisions of the site policy B3a in the Adopted B&NES Core Strategy. As we go to the press the parishes are considering the effects of small revisions to the scheme, submitted in February 2018. The core issues of overdevelopment, traffic pressure and local visual impact and the effects these might have on local communities are still very much of concern.

On the agenda for the parishes to the south east of Bath along the A36 and including Bathford, Monkton Combe, Freshford and Limpley Stoke has been the spectre yet again of a link road between the A46 and A36. This scheme has been considered and rejected several times over the past 20 years but it appears it is again on the table under the Joint Transport Strategy of the Joint West of England Authority. It is now undergoing a feasibility assessment in the next round of Highways England investment options appraisals for the 2020s. The affected parishes, that form the strong Valley Parishes Alliance, are vigorously opposed to any form of link road due to the harmful environmental impacts and geological constraints of any type of additional or augmented road infrastructure in this AONB valley. To date no benefit has been proven to exist that might outweigh the enormous harm that would follow such a scheme.

The committee has discussed many other smaller applications, enforcement cases and appeals, including cases of inappropriate development in the Green Belt and within village boundaries.



BPT Curatorial Overview

Dr Amy Frost – Senior Curator

In 2017 we were very sad to say goodbye to two long serving curators; Victoria Barwell, Curator for No.1 Royal Crescent and Debbie James, Curator at the Herschel Museum of Astronomy. During her time with BPT, Victoria worked hard to develop our knowledge and understanding of the house and its collections. She supported staff and volunteers with their training and development, becoming a regular point of contact for research requests and interpretation queries. This culminated in the Whole Story Project and Victoria's work to prepare the house for its transformation was instrumental to the success of the project, as were her continued efforts from 2013, to further our knowledge and understanding of the new representation and how best to present it to our visitors. Debbie also delivered very significant development projects at the Herschel, including the installation of a new exhibition gallery and personally securing much funding to ensure the continued growth and development of the museum collection. We would also like to thank Debbie for her help and support during the significant period of transition, when the Herschel Museum of Astronomy underwent a governance review that led to BPT becoming its sole trustee in 2015.

We also said goodbye to our Archivist Sarah Harris, and four other team members at No.1 Royal Crescent; Kate Rogers, Hannah Dowdeswell, Emily Hellewell and Lottie Smith-Collins. They will all be missed by everyone at BPT and we would like to thank them for their many years of hard work and support.



The Natural Theatre Company enacting scenes from the laying of the foundation stone 250 years ago



The significant resource gap caused by some of these staff members leaving BPT led to a staff structure review in 2017 which revealed an opportunity to create some shared services within BPT that would enable more collaborative working across all of our museums. Part of this approach included the creation of a new curatorial team who started working in their new roles last year. In my new role as Senior Curator I am working closely with Isabel Wall, Assistant Curator across all four museums. Lizzie Johansson-Hartley, Museum Manager (with a curatorial remit) at No.1 Royal Crescent also joined this collections team.

2017 was a very exciting year for the curatorial development of our museums. Securing a £35,000 'Ready to Borrow' grant has enabled the upgrading of environmental controls and the purchase of new display cases for the Museum of Bath Architecture. This will enable us to acquire, borrow and display new high value collection items as we can now manage the environment in which they are displayed. Our ability to develop higher quality displays and exhibitions and enter into new loan agreements with national collections over the coming years will enable us to further increase our audience appeal and income generation, securing the future of our museums for the long term.

A final collections highlight has been the opportunity to acquire some new objects. Thanks to grant aid from the Heritage Lottery Fund we acquired an English Preston Guittar (contemporary spelling), London c.1770 for the permanent collection in the music room at the Herschel Museum of Astronomy. This was a popular instrument for ladies of fashion in the late 18th century and William Herschel advertised his skills as a 'teacher of guittar' to meet the demands of the time. We were also very grateful for a kind donation to purchase a new mirror for the entrance hall to No.1 Royal Crescent and another donation for a new Bourdaloue. The Bourdaloue is on display in the ladies bedroom and we will continue to check auction lots and other sources until an appropriate mirror can be sourced and purchased.



The Natural Theatre Company at No.1 Royal Crescent



Bath Preservation Trust Museums – Overview

Claire Dixon – Director of Museums

2017: the year we celebrated 250 years of the Royal Crescent with an exceptional, rich and diverse programme of exhibitions, activities and events across all four museums. Supported by the Heritage Lottery Fund, this proved to be a really great year. It's important to acknowledge that our teams of staff and volunteers did an incredible job to deliver that programme, sustaining high levels of customer service and visitor experience during what was also a significant period of change. Several members of staff and some volunteers moved on last year and the work that everyone did to keep the museums going and performing so well, is a real credit to Bath Preservation Trust and I would like to thank everyone who helped.

In 2017 we also saw major changes in staff across other museums in the city of Bath, including the end of an era for the Roman Baths, with Pat Dunlop moving to a new role after 30 years with B&NES. The new faces at BPT Museums, B&NES Heritage Services, the American Museum in Bath and The Holburne Museum have been spending time getting to know our museums, teams and collections. We are all excited to be working together and taking the Bath Museums Partnership forward. We are already talking about how we could continue to share audience data, combine our marketing efforts and keep abreast of each other's programmes of exhibitions and events to enable partnership working where possible and relevant. Arts Council England supported this programme with generous funding in the recent past and we will be thinking about how we might take this forward in the coming years, building on the relationships we have been establishing over the last six months.

In 2017 Janey Abbott, Marketing and Communications Officer, undertook a brand new approach to marketing, with a campaign that included all BPT museums. The impact on visitor numbers was very positive and evaluation will inform further marketing campaigns in 2018.

During what was such an extraordinary and exciting year, it is difficult to choose my highlights but a few elements of our work really deserve a special mention::

On Saturday 29 July 2017 many of us gathered to celebrate the 250th anniversary of the Royal Crescent. Supported by our neighbours, the closure of the Crescent to cars created a stunning backdrop and provided the opportunity for some incredible and rare photography of this stunning landmark. A beautiful horse and carriage gave visitors the chance to experience the Crescent as they might have done in the Georgian period and the activities and events taking place throughout the day were a huge success, including live theatrical performances and dancing. To see so many thousands of visitors engaging with the Crescent and No.1 Museum was amazing and a real credit to the team who worked so hard to deliver it, in particular I would like to thank Dr. Amy Frost for her tireless efforts to ensure this event was a huge success.



Polly Andrews, our Learning and Engagement Officer, had a strong year delivering workshop sessions with non-traditional audiences such as mental health support groups and Age UK (B&NES) The 'New Views' exhibition at No.1 Royal Crescent, was a celebration of nine community partnerships and an example of how our museums' spaces are being used to engage new audiences. It is fantastic to see the participants' work displayed and recognise the impact these projects have in enriching their experience and supporting them in creative ways, also inspiring our visitors and enhancing their museum experience. The work done by Polly has been a great reminder of why we have our museums and what can be achieved when we open our doors to diverse audiences and engage with them in relevant and exciting ways, for the benefit of everyone.



In 2017 we also saw much collaboration across our museums, one example being the Museum of Bath Architecture and the Herschel Museum of Astronomy delivering a joint programme of musical events. Our ability to share spaces to deliver events has hugely enhanced the potential for our museums to draw in new audiences and engage with our local communities in different ways. This exciting work has led to further plans for 2018 and the impact of RC250 in bringing our museums together through a joint programme already has a lasting and exciting legacy.

Finally, I would like to recognise the work of our volunteers in 2017. Without their continued support and contribution, it would be very difficult for us to achieve everything that we do in our museums and across the City. 2017 also saw the launch of a new volunteer survey, which will now be an annual evaluation of our volunteer experience, enabling us to measure positive and negative change and focus on areas that our volunteers tell us are important to them. I would like to thank all of our volunteers for their openness, their constructive feedback and for working with us during what has been a year of strong visitor numbers, huge activity programmes and insufficient resource. This has required all staff and volunteers to do much more, going above and beyond their roles, showing their loyalty and support to our museums through their continued efforts to keep our doors open and our visitor experience exceptional. This did not go unnoticed and I would like to take this opportunity to reflect on that huge effort, acknowledge what it enabled us to achieve and say thank you to everyone who made it happen. All of this hard work and patience has meant that we have been able to create the right structure to secure the long term future and growth of our museums, also ensuring we can support our current volunteers and focus on much needed volunteer recruitment in 2018. One volunteer who has been working with BPT and in particular our museums teams for many years, is Adrian Tinniswood. At the end of 2017 Adrian took the difficult decision to resign from his roles as Trustee and Chair of the Museum and Education Committee due to new commitments outside the region. His incredible contribution to the Whole Story project as well as his support and energy during a time of staff change and challenging resource has been hugely appreciated and I would like to thank him for all of the time, help and advice he has offered, which has been hugely appreciated by everyone who has had the pleasure of working with him.

No.1 Royal Crescent

Lizzie Johansson-Hartley – Museum Manager
Charlotte Tyler – Museum Administrator

2017 was a momentous year for No.1 as we celebrated the 250th anniversary of the laying of the foundation stone, placed in the area of No.1 Royal Crescent. This was the theme that was reflected throughout the year, none more so than with our exhibitions which were generously supported by the Heritage Lottery Fund and individual sponsors. The first of these ran from opening in February 2017 until 4th June. 'From Rome to The Royal Crescent' traced the evolution of classical architecture from Ancient Rome and its journey through the Renaissance period to then exploring its influence on the modern architectural designs and styles of the 18th century. This architectural journey was intricately demonstrated by a series of finely detailed models created by Bath based sculptor; Timothy Richards.

'A View from the Crescent' – Celebrating the 250th anniversary of Bath's landmark building was our second exhibition of 2017. The exhibition explored this iconic landmark through the eyes of artists drawing on the admiration, enjoyment and the response of others to this architectural masterpiece and the landscaping surrounding it. The exhibition was shown through prints, paintings and photographs as well as a selection of pieces taken from the Trust Archives.

No.1 Royal Crescent took part in a variety of our usual events this past year, World Heritage Day, Museums' Week, Jane Austen Festival Twilight Tours and for the first time, Bath & Bristol's Residents Weekend.

It is recorded that on exactly 19th May 1767 the foundation stone was first laid which 250 years later also happened to be the opening night of the Bath Festival. Party in the City marks the first day of this annual festival and in the true spirit of things we too joined in with our performance 'Echos & Edges' and 'Words on Stone' which saw No.1 become a colourful backdrop for rhyming verse dedicated to our 2017 theme, whilst the dulcet tones of jazz rose up from the servants' quarters.

Also this past year, adding to the varied costumed interpretation carried out by our volunteers, the visitors were given the opportunity to dress up as part of our 'Georgian Makeovers'. With both staff and our in-house volunteers working as a team, each person was selected a costume, and then once fitted, enjoyed a very Georgian makeover. Although not quite powder and paste, the makeup applied by Bath Academy of Make-Up Artists certainly complemented their 18th century dress. As a memento of their time as a Georgian, they had their photograph taken by a professional photographer in the Withdrawing Room with a backdrop of damask, candlelight and a china laden table set for tea. Costumed interpretation has been supported through the year by a generous grant from Mary Buckley.

The latter half of last year saw us begin a programme of bringing the collection closer to the public with our Conservation in Action series – providing an opportunity to introduce



visitors to our day to day conservation practices that are rolled out across the year with our curatorial team.

In truly spectacular style our year ended with No.1 Royal Crescent being decorated top to bottom by our dedicated team of volunteers for Christmas. Never has it looked so spectacular with more candlelight than ever before, and an indoor tree for the Parlour. We were also fortunate to have the most eye catching Christmas tree displayed outside the entrance to No.1. Our Christmas Twilight Tours ran as they have in previous years, this time with the café open to visitors and the delightful smell of mulled wine and mince pies. Thank you to all our volunteers who generously gave their precious time in making this and all other events this past year so special.

No.1 Royal Crescent Shop

Mari-Liis Konts, Retail Manager

2017 was an incredible year for the shop, exceeding what was a highly ambitious budget and generating much needed and appreciated funds to support the work of BPT. The launch of a new Emma Bridgewater mug and the opportunity to sell it exclusively throughout the autumn and winter of 2017 was very successful, proving as popular with our visitors as it did with our staff and volunteers.

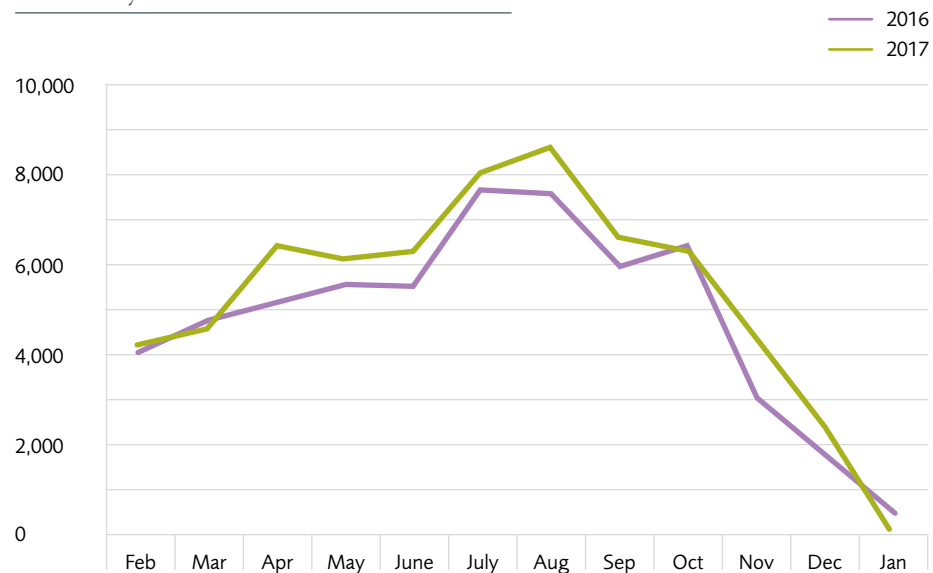
We were also pleased to benefit from the skills and expertise of an external retail consultant who has been working with us to prepare the shop for the 2018 season. It is now looking better than ever and we look forward to another good year.

The pop up café located in the Servants' Hall was another success in 2017, although not open as often as we would have liked due to staffing challenges. In particular, during the Christmas opening the café really added something special to the atmosphere of the house. Having covered its costs, the pop up café will continue to be developed in 2018.

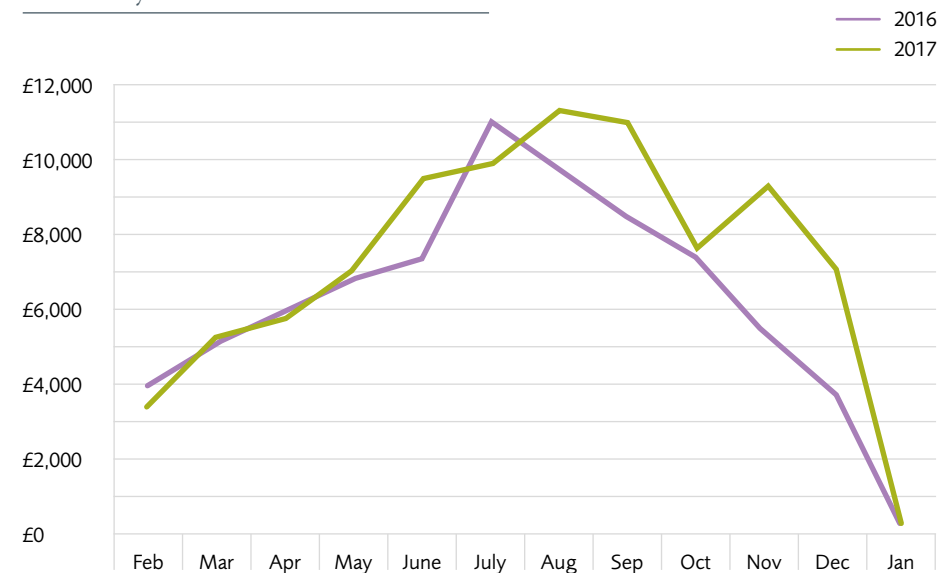
As always, we have relied on a fantastic team of volunteers to run the shop and our sales results, particularly towards the end of the year, are a good indication of how busy they have all been and what a good job they have done to generate income to help us continue the great work of BPT. Thank you for your support and in 2018 we look forward to building up the team and also working with you all to review visitor feedback that might inform our merchandise to ensure we meet visitors' needs.



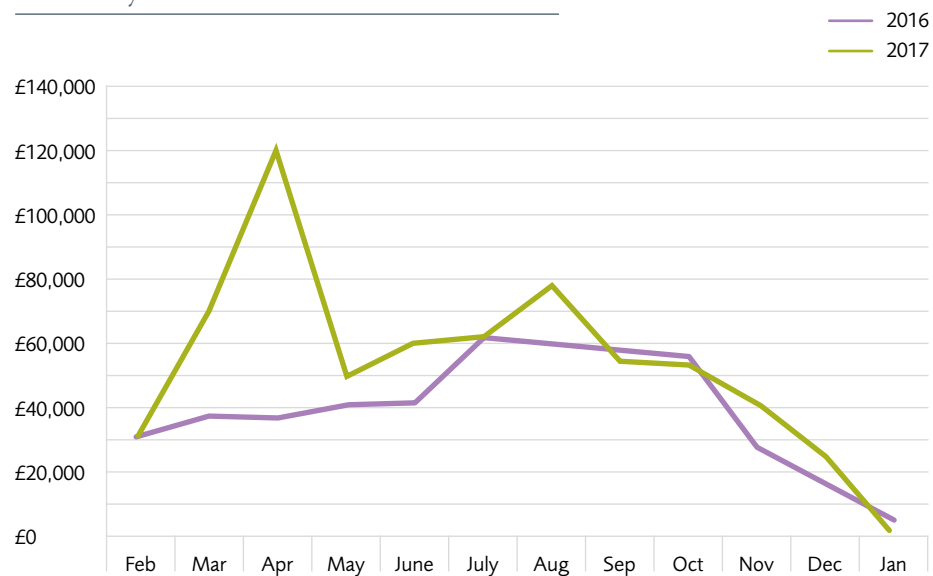
No.1 Royal Crescent visitor numbers



No.1 Royal Crescent retail income



No.1 Royal Crescent admissions income



Museum of Bath Architecture

Tim Beale – Museum Administrator

Exhibitions and events at the Museum of Bath Architecture during 2017 used the 250th anniversary of the building of the Royal Crescent as a starting point to explore various aspects of Bath's architecture. *Royal Crescent deconstructed/reconstructed* (11 Feb – 4 June 2017) saw a model of No.1 Royal Crescent broken down into the parts such as doors, windows, stonework, in order to then link them through a trail to the sections in the permanent collection of the museum where the processes behind the building's construction could be discovered. Visitors followed these paths and learnt about the individual parts in order to then be able to 'reconstruct' the whole building. The theme of the Royal Crescent continued with the second exhibition of the year *Past, Present, Future: Bath and the Smithsons* (24th June – 16th November 2017) when the influence of the historic city upon Alison and Peter Smithson's architecture for the University of Bath was revealed. The exhibition was made possible through the support of the Smithson Family who lent original drawings, unpublished manuscripts and a model to the museum, all of which had never been on public display together before. The project saw the opportunity to work in partnership with Edge Arts at the University of Bath as the Museum's co-curated the Smithson Snapshots photography exhibition at the Edge (29th July – 9th September 2017).

The Smithsons in Bath exhibition was further enhanced by the production with the family's permission of a new edition of Peter Smithson's *Bath: Walks Within the Walls*, published in partnership with architects Fielden Clegg Bradley Studios (FCBS). Working with FCBS and Edge Arts continued throughout the year and resulted in a highly successful *Alison and Peter Smithson: Ideas, Impact, Architecture* symposium at the University of Bath on 4th Nov 2017.

Our partnership with Edge Arts also played a pivotal role in the work of Architecture Is... a collective working in Bath to encourage discussion and debate about architecture and urbanism. 2017 saw the first Bath edition of the Festival of the Future City (19-21st October 2017), which opened with our Senior Curator Dr. Amy Frost conducting a guided walk with writer and critic Owen Hatherley on 19th October. The first full day of the Festival saw one of the highlights of our year when the Bath City Model left the museum for the first time since it came to us in 1992.



Relocated for a day in the Assembly Rooms, and temporarily updated to show recent and future changes to the city, the model provided a starting point for a day of panel discussions and talks. The themes of heritage, contemporary design and development were joined by issues of housing and public space the following day at The Edge, which concluded with a live Bath debate chaired by Dr. Frost.

All of these events and exhibitions would not have been possible without the support of the Heritage Lottery Fund, as well as B&NES Council, the Gainsborough Hotel and RIBA.

The Bath Preservation Trust archives and library, housed at the Museum saw several visits from researchers investigating various aspect of the city's historic architecture in 2017. Our ability to provide access to our archives and library continues to rely upon our small but dedicated team of archive and library volunteers who add to the on-line archives catalogue and in 2017 helped to catalogue all existing and new library collections.

Our events went well this year with the programme growing in number and variety which brought in a profit of £2.2K. The concert series saw some change in the type of music being hosted at MoBA with partnership working with Bath Folk Festival. The very talented musicians An Dha played to a full house and MoBA also played host to Bath's Party in the City. Internally, the volunteer team enjoyed a great day out at the Grade I listed Frampton Court.

We also received some great visitor comments and we wanted to share some highlights:

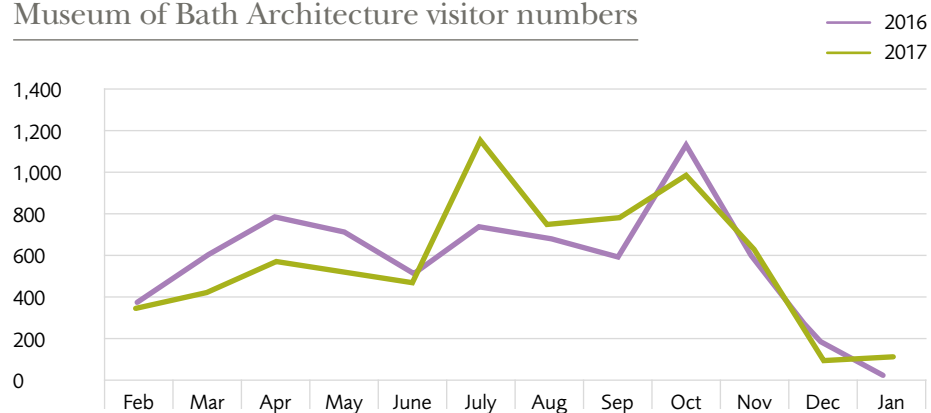
- KM from Hong Kong wrote: *A lovely museum introducing Bath architecture & historic building. LOVE IT!*
- SW from Trowbridge wrote: *Excellent, informative and well presented*
- AA from Brunei & IA from Palestine wrote: *Now we know why the buildings are so beautiful*
- AG from Bulgaria wrote: *Incredibly fascinating place of curiosities. At first seemed small, but so much to offer in terms of knowledge – Thank you!*

Also, a snapshot of where people came from; Paris, Matlock Derbyshire, Sussex, Germany, USA, Mexico, Turkey, Taiwan, Croatia, Australia, China, Brunei, Palestine, Hong Kong, Lithuania, Canada, Czech Republic, New Zealand, Warminster, Argentina, Brazil, Norway, Italy, Chile, Holland, Spain, Finland, Sweden.

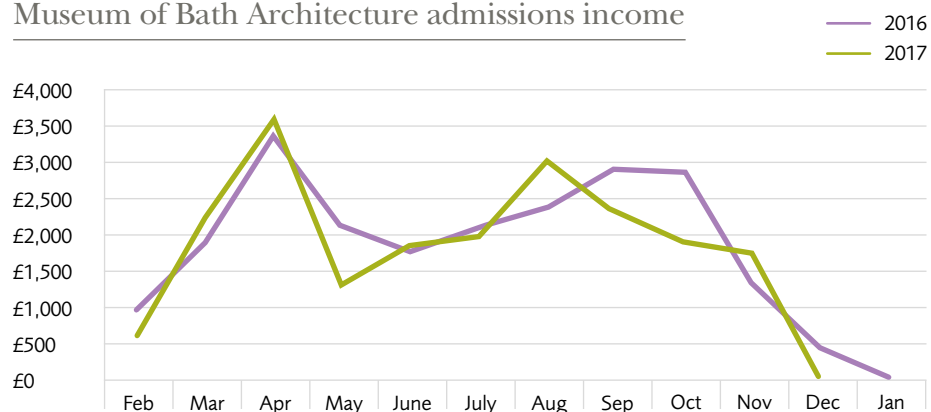
Finally, thank you to all of our incredible volunteers who worked so hard supporting the museum and our programme throughout 2017, without your help and support we could not provide such a great experience for all of our visitors and your hard work, commitment and positivity is really appreciated.



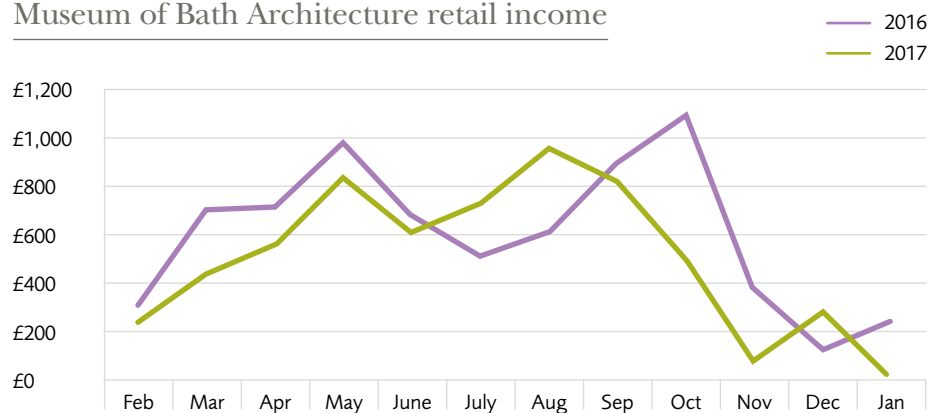
Museum of Bath Architecture visitor numbers



Museum of Bath Architecture admissions income



Museum of Bath Architecture retail income



Beckford's Tower & Museum

Courtney Fleming – Museum Administrator

The connections between Beckford's Tower and the 250th anniversary of the Royal Crescent did not initially appear obvious when we planned our year-long project celebrating the building. We soon, however, decided that the Tower could provide an alternative to celebrating the city's most famous crescent by asking the question why William Beckford did not live there himself. 2017 also marked the anniversary of 50 years since the partial decriminalisation of homosexuality in the UK and our Senior Curator was involved in several events, particularly for the National Trust, discussing the way we interpret Beckford's sexuality at the museum. Research was undertaken in order to produce a new booklet about the Beckford public scandal that resulted from his relationship with William Courtenay. The limited size of the museum rooms at the Tower means that increasingly we are looking at ways to expand the amount of information that is available to visitors who wish to find out more about aspects of Beckford's life and work, and the 'Scandal' booklet will join the 'Beckford and the Slave Trade' booklet in print at the Tower and as a downloadable resource from our website.

The events programme was varied and full in 2017. A regular highlight continues to be the Beckford Book Group and we continue to grow. In 2017 we welcomed new members, including students from Bath Spa University's Gothic Literature course. We discussed a play for the first time, dined on Venetian cookies and teddy bear cakes whilst unpicking the themes in the classic *Brideshead Revisited*, and had a suitably Gothic evening mulling over *Dracula* on a dark winter's night.

Walking continued to play an important part of the Tower's year as we contributed to the first Bathscape walking festival in September, an initiative run by the Bathscape Landscape Partnership which ran a series of free walks around the city and its surrounding areas in order to reconnect residents with Bath's historic setting and environment. Encouraging people to consider the Tower building within its wider landscape setting, as Beckford designed it to be seen, is fundamental to how we interpret what he created in Bath, and the walking festival was an ideal opportunity to encourage more people to be engaged with the Beckford landscape. On 20th September, Dr. Amy Frost led the 'William Beckford and Lansdown' walk, which brought



Tom Smith Photography

participants through many of the areas between Lansdown Crescent and Beckford's Tower which would have made up Beckford's mile-long garden known as 'Beckford's Ride'. Despite a rainy day, the tour was at capacity, and after receiving great feedback from Bathscape we plan to participate again in 2018.

We continue to work in partnership with the Landmark Trust and on 8th and 9th July, Beckford's Tower held an open weekend in conjunction with them that was highly successful. The Tower and Museum saw an average of 100 visitors each day. The success of the event has led to an agreement with The Landmark Trust to run another open weekend in 2018, when the Tower will take the opportunity to raise awareness of our conservation and repair needs, also promoting the work of the Bath Preservation Trust.

Beckford's Tower also took part in our wider programme and during Museums Week, a free heritage access week run by B&NES, we ran a series of free pre-booked tours for residents. Courtney Fleming, Museum Administrator, ran a dedicated tour for residents around the cemetery and Tower twice daily and Dr. Amy Frost gave a talk at Lansdown Crescent.

In volunteer news, many of our Beckford's Tower volunteer guides, along with Dr. Amy Frost and Courtney Fleming, visited the estate of Old Fonthill Abbey on a sunny spring day. After being hosted for tea and coffee in the last remaining tower of Beckford's tragically fallen architectural masterpiece, Dr. Frost gave everyone a tour around the landscaped gardens and lake. Staff and volunteers were able to see the new extension to existing buildings on the Fonthill estate, and to experience the surrounding setting of Fonthill Abbey – even closer to what it would have looked like in Beckford's time after some sympathetic landscaping works that have been taking place on the estate over the past few years. The tour was followed by a lunch in a nearby restaurant to socialise and discuss everything that was seen. We were also delighted to welcome a new volunteer this year, Rebecca, who is a literature student from Bath Spa University and well versed in Beckford's writings.

Finally, we continue to provide opportunities to get married at Beckford's Tower and ran three weddings in 2017, varying from 20-50 guests. All three ceremonies were a great success, and we've had outstanding feedback from the couples who have chosen to celebrate their day with us. With our increased experience and the streamlining of our offer, the Tower plans to raise prices for 2018, enhance our advertising and align ourselves with the market in Bath. Thank you as always, to all of our volunteers who enable us to open and run the Tower and whose passion and enthusiasm gives our visitors such a great experience.



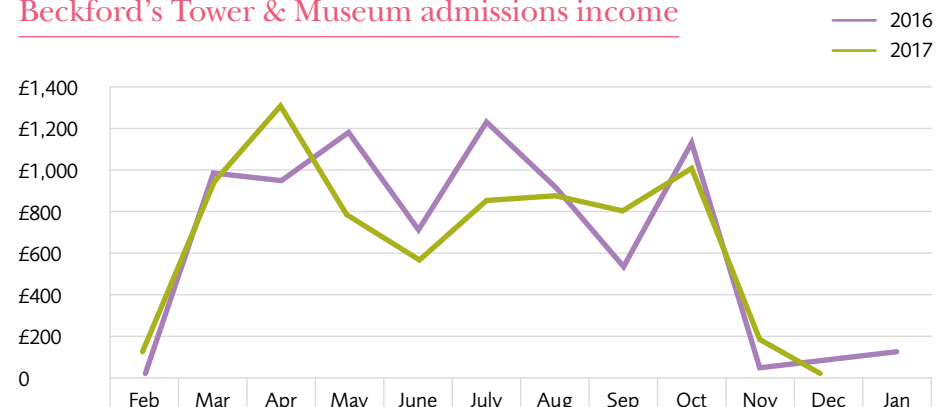
Rebecca Faith Photography



Beckford's Tower & Museum visitor numbers



Beckford's Tower & Museum admissions income



Beckford's Tower & Museum retail income



Herschel Museum of Astronomy

Joe Middleton – Museum Administrator

In 2017 our exhibition 'Jubilate' celebrated the 250th anniversary of William Herschel's first year living in Bath as a musician and also focused on his contemporaries in the city's musical scene, particularly the Linley family. It proved to be popular, gaining positive feedback from visitors who enjoyed looking at the musical side of the Herschels' lives. It was an interesting exhibit of musical manuscripts, instruments from the period, including one of the museum's latest acquisitions, an 18th century Preston Guittar, and a selection of illuminating satirical prints of Georgian society's involvement with music.

Running alongside the exhibition was a season of events including talks, concerts and performances. These events were made possible thanks to a number of exciting collaborations with Bath Spa University (lecture, concert, costumed interpretation performance at museum), St Andrew's Primary School (drama and musical performance by the students) and the Forged Line Dance Company ('Lina' stage musical including a live performance and filmed performance at the museum).

One of the big changes with regards to staff at the museum was the retirement of Debbie James, Curator of the Herschel for 20 years, in late October 2017. Debbie, with support of the William Herschel Society, Herschel staff and volunteers helped transform the museum from an almost volunteer led organisation open only a few days a week, to an accredited museum, which is open all year round with annual exhibits and events. She helped oversee many projects in renovating the museum building and facilities, including a new cinema. Debbie also added extensively to the museum collection including many wonderful items such as the 18th century pocket globes from the workshop of Dudley Adams, first put on display in the museum during 2017.

The rental of the two flats above the museum continued to provide a dependable source of income over the years. In late 2017 Trustees decided to upgrade and renovate the top floor flat to be put back on the rental market in early 2018 with an increase in the rent to cover costs and bring in extra revenue. We would like to thank our Facilities Manager, Jill Hunter, for her hard work and support with this refurbishment project.

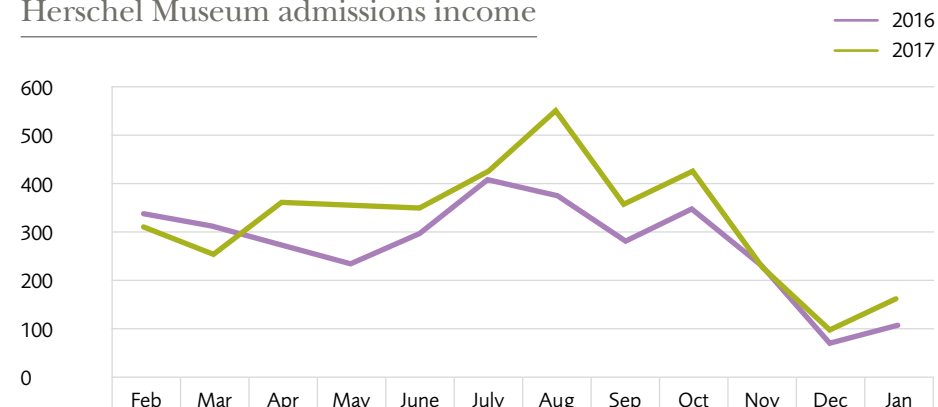
Finally, I would like to thank all of the volunteers who support us in the museum. We are very lucky to have such a group of committed individuals who look after the museum but work with groups including the William Herschel Society and Bath Astronomers. The rich knowledge and experience that you all bring to the museum, enables us to engage with all of our visitors and support them to get the most from their visit.



Herschel Museum visitor numbers



Herschel Museum admissions income



Herschel Museum retail income



Learning and Engagement at the Trust's Museums

Polly Andrews – Learning and Engagement Officer

Schools

BPT has continued to develop its offer for schools at all museums, including the popular 'Amazing Astronomy' workshop at the Herschel Museum of Astronomy, in which students learn about and construct an orrery (an instrument to show the movement of the planets).

A drama project at St. Andrew's Primary School enabled a class of 8 and 9 year olds to research the lives of the people who lived on the Royal Crescent, devising their own play called 'Jubilation', which was performed to their families in July.



Families

The RC250 project brought many opportunities for families to celebrate the Royal Crescent, including a hands-on experience of stone carving and painting a view of the Crescent using acrylic paint and canvases. Beverley Ferguson, a textile artist, encouraged families to sew their own response to No.1 and a trail enabling children to identify the Georgian residents of the Royal Crescent was also on offer. On the special public events in May and July, costumes, carriage rides and picnics gave an exciting insight into Georgian life.

At World Heritage Day in Parade Gardens in April, we offered visitors the chance to help construct a giant scale model of Pulteney Bridge and to learn about its construction and history.



Higher Education

In April, Drama BA students from Bath Spa University explored our museums to develop their skills. Cameos of characters including John Wood's mother were filmed on site at No.1 while other students ran a drama workshop with primary school students and performed live scenes at the Herschel Museum of Astronomy.

PGCE, Curatorial Practice and Heritage Management students also engaged with the museums; the latter group produced a walking tour of the Crescent, which is available to download via the No.1 Royal Crescent website.

BPT has continued to offer placements for Bath Spa University students in areas relevant to their professional development including social media, education and archiving.



Community Engagement

Thanks to the HLF funded RC250 project, we were able to reach more community groups than ever before in 2017. A total of 151 people across nine partnership projects experienced inspiring activities which ranged from a creative writing workshop for Age UK (B&NES) to a photographic project called 'My Views' for people experiencing mental health challenges. Developing Pathways, BPT's ongoing partnership project with the Holburne and American museums continued to prosper.

In December, an exhibition of all the community work achieved over the year called 'New Views' was held in the Brownsword Gallery at No.1. Royal Crescent. Opened by the Mayor of Bath and seen by over 1000 visitors, it marked a fitting end to our celebratory year.

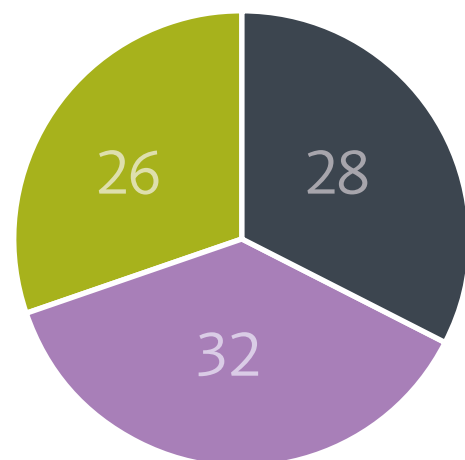
Thank you to the volunteers who have been involved in our school, community and public learning events over the year. Your help and support enables us to do much more that we otherwise could and your continued enthusiasm when working with children, young people and adults in these sessions makes a real difference to those taking part.



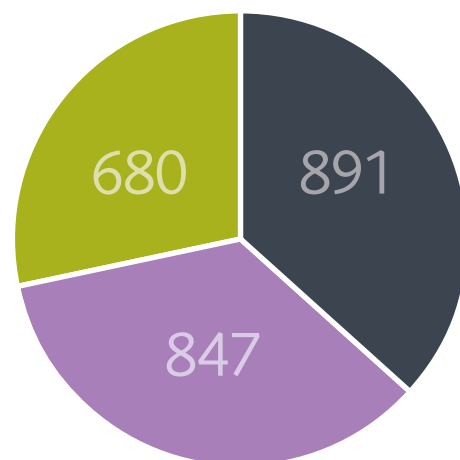
3 year comparison

Primary and Secondary workshops/talks at BPT museums

Number of visits



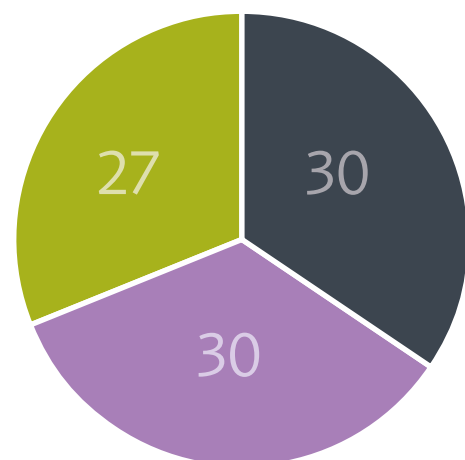
Number of students



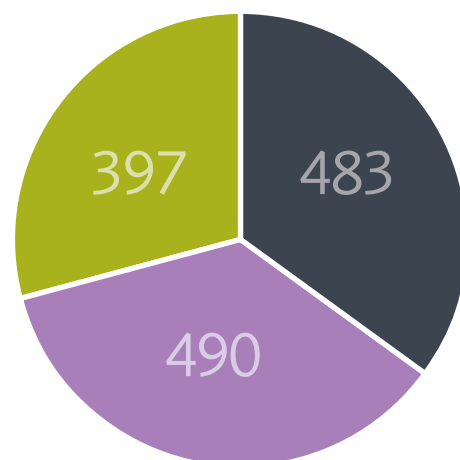
3 year comparison

Higher Education visits/lectures at BPT museums

Number of visits



Number of students



2015 2016 2017

Marketing and Social Media

Janey Abbott, Marketing and Communications Officer

In 2017 RC 250 saw a more collaborative approach to marketing across BPT museums.

Marketing accounts for a significant part of our budget and it was hugely beneficial to streamline the marketing efforts through 2017 and benefit from some joined-up promotion. A local graphic designer, Sam Dyer, created an Royal Crescent 250 logo for us which provided a visual link for the mixed programme, and a social media consultant – Sarah Baker – ran a very successful Royal Crescent 250 Facebook page and both a Twitter and Instagram account.

In addition we ran a summer campaign for six weeks, promoting all BPT museums and the 250th anniversary of the Royal Crescent. We advertised on Bath buses, at Bath Spa rail station, in shop windows, on driving routes in to Bath, on www.visitbath.co.uk and printed flyers for a door-drop. We intensified our digital messaging and ran an Instagram competition to find the best photograph of the celebrations on 29 July when the Royal Crescent was cleared of traffic. We enjoyed regional coverage on television, radio and in print with international features in publications and online across Europe and America.

A customer survey provided valuable feedback and the number of engagements via our social media platforms increased by an average of 21% across the board. Visitor numbers averaged 18% above target at each museum.

A smaller winter campaign – promoting A Georgian Christmas at No.1 – produced increases in visitor numbers to the museum of 33% in November and 41% in December.

In 2018 we intend running three targeted marketing campaigns, learning from the 2017 evaluation. We will have a shared theme of pioneering women in Bath as the nation celebrates the centenary of women's suffrage.

Of course, marketing is only as successful as the 'product' and it is a joy to work alongside so many people dedicated to making a museum visit the best. PR, social media engagement and customer reviews – on Trip Advisor and other sites – are very important for our reputation but are little influenced by marketing.



Membership and Trust Tours

Jane Ferguson – Membership & Finance Administrator
Jan Hull – Development Officer

The biggest change to the membership activity was the retirement, at the end of the year of Peta Hall, the indefatigable and dedicated Membership Secretary. Peta's knowledge of, and friendship with, many of the members is without parallel and we are delighted her extraordinary knowledge of the Trust will return to us in 2018 in volunteer form. We wish her the very best in her retirement and hope to see much of her.

Membership numbers have remained broadly constant through this year and members have been taking advantage of the many benefits membership provides, including seeking advice from our specialist conservation staff, receiving our newsletter Bath Matters, and joining our tours and walks.

Trust Tours 2017

Peta Hall arranged more excellent tours for members for the summer 2017. These were administered by Jan Hull and led by Joy Burt.

Deans Court, Wimborne, Dorset – 20 June

The day began with a visit to Kingston Lacy where we were met by Claire Dixon, BPT's Director of Museums and formerly Visitor Experience Manager at Kingston Lacy. This was a good opportunity for Claire to introduce herself to members and let them know about Kingston Lacy's history and treasures.

The group spent the afternoon at Dean's Court where the current owners, Ali and William Hanham, described how they have brought their own relaxed, rustic chapter to the estate. The house was originally home to the Abbess of Wimborne, and dates from the 8th century, before becoming the Deanery in the 11th century. Walls dating from Saxon times still exist under the present wood panelling in the drawing room. At the Dissolution of the Chantries in 1548 the Manor was granted to John Hanham, MP for Poole, whose descendants have lived there ever since. The garden of 13 acres includes a Saxon fishpond which fed the inhabitants of Wimborne's monastery. Our visit was on one of the hottest days of the year so to enjoy a cream tea in the garden was a real treat.



Ditchley Park, Chipping Norton, Oxfordshire – 29 June and 6 September

Due to a re-arrangement of dates by the bursar, we were able to offer two tours to Ditchley Park. For each tour we started the day with a visit to Burford with lunch at the Cotswold Arms and a tour of the town.

At Ditchley Park, members found the Churchill associations and history fascinating and the guides were most informative. They were also very intrigued to learn about the current use of the house and boardroom as a venue for forthright discussions on international issues. The

group were shown the Tapestry Room, the Velvet Room with its Oriental design wallpaper representing the Hindu God Shiva, and the White Drawing Room influenced by Adam. The many elegant bedrooms drew comment, especially those with huge baths!

Milton Manor, Abingdon, Oxfordshire – 5 July

Another trip to Oxfordshire began with a pub lunch at the Plum Pudding. A short stroll took us into Milton Manor where our tour was led by the actress Gwenda Marsh, who is partner of the current owner Anthony Mockler-Barrett, whose family have owned the house for the past 250 years. Dr Lucy Worsley was given her first curating job here, which, from her own accounts she found very interesting.

The present owner said that being told by English Heritage that the house was at risk 'was like a dagger to my heart'. The house still has all its contents and one of its most beautiful rooms is the Gothic library. Unlike some National Trust properties, it has not been 'polished within an inch of its life' which made it all the more interesting.



Stonor Park – 14 September

Members had a lovely September day at Stonor Park where Ross and Angie were most informative guides after a delicious lunch in the 13th century hall. Lived in by the Stonor family since the 12th century, members particularly commented on the chapel and its decorations and loved their visit in silence. The family's collection of paintings included two portraits by Bath artist William Hoare and a splendid rural scene painted on the main wall of the dining room. From the Long Gallery there were great views of the walled garden which rises steeply behind the house.

Terraced in the 17th century with mixed planting, there is also a Japanese garden house, built by the 5th Lord Camoys after a visit to Kyoto in 1906. Members enjoyed the gardens and were surprised to find a prehistoric stone circle from which Stonor derives its name.





Trust Walks 2017

We had three walks during the summer months and each evening walk, lasting one hour and a half, was duplicated over a two week period. All walks were organised by Alan Williams with Peta Hall and we were delighted they were all fully booked.

'Painting the Town' in early June led by Victoria Barwell curator of No.1 Royal Crescent

This walk explored the houses, picture rooms and favourite views of some of Bath's most famous artists from Thomas Gainsborough to Walter Sickert, including the portraitists of the 18th century to 20th century landscape painters inspired by their surroundings.

'A Guided Tour of Newton Park' in July led by Felicity Medcalf of BPT and Blue Badge guide

The tour included a talk on the history of the estate and the Georgian House together with a walk around the grounds designed by Capability Brown. Included were the newly renovated walled garden, the historic buildings and the magnificent lake.

'A City Wander with John Wood' in August led by Dr Amy Frost, BPT Senior Curator

A walk exploring the work of John Wood the Younger, looking beyond his landmark buildings to the streets that link them.

World Heritage Site Enhancement Fund

Ainslie Ensom – Administrator

During the course of 2017, the projects either initiated or supported by the WHSEF have continued to be wide ranging in scope, but always true to the Fund's mission to improve and enhance the historic fabric of Bath's World Heritage Site and safeguard its outstanding universal values.

The Archway Project £10,000

Contribution towards the Heritage Lottery Fund match-funding requirement for the new Bath World Heritage Centre; the grant will fund an interactive animated cityscape of Bath.

Bathscape Landscape Partnership HLF Scheme £5,000

Another contribution towards match-funding, which will provide waymarkers indicating the entrances into the World Heritage Site.

Bath Abbey Footprint Project £5,000

Contribution towards match-funding, which will provide the Hot Water Supply interpretation installation.

Making Changes £3,000

Support for the Bath Preservation Trust newly published handbook of guidance for the owners of Listed Buildings in Bath.

World Heritage Site Signage at Bath Spa Railway Station £417.60

The manufacture and installation of decals of the WHS logo on the modern glass doors of the western exit from the railway station.



Conservation of seven historic painted street signs £9192

In New Bond Street, New King Street, Upper Bristol Road, Ebenezer Terrace, both ends of Caroline Buildings and Macaulay Buildings. £200 contribution received from the residents of Macaulay Buildings.

WHEF Signboards £139.20

Four A2 signboards to attach to scaffolding when work funded by the WHEF is being undertaken.

Restoration of the statue of St Alphege in Weston Village £1,822.80

This project was supported financially by contributions amounting to £513 from the owners of the house where the statue is positioned and the Weston Local History Society.



Conservation of Queen Charlotte's Coat of Arms in Argyle Street £8,946

£1,800 in contributions towards the cost of this project were received: from the Leche Trust, the Doshi family, Bath Heraldic Society and Mr Michael Messer.

Printing and Distribution of the WHS City Trail Map £945

The popular Trail leaflet has been updated and 9,000 copies printed and distributed in and around Bath.

Cleaning, repair and conservation of four historic incised street signs £10,365

At the north east corner of Queen Square, in Trim Street, St James's Parade, Great Stanhope Street; also a painted sign at the south west end of Gay Street.

For information and to suggest new projects, please contact the Fund Administrator, Ainslie Ensom whsef@bptrust.org.uk



Fundraising and Development

Jan Hull – Development Officer

2017 was a fantastic year of celebrations as we marked the 250th anniversary of the Royal Crescent with an extensive programme of events and exhibitions. These celebrations would not have been possible without the support of the Heritage Lottery Fund as well as sponsorship from Bishop Fleming, Crest Nicholson, The Gainsborough Bath Spa, Lovell Stone, Savills and Milsom Place and we were delighted to secure their support. We also received a grant from the Denman Trust and a number of private donations which were greatly appreciated.

We were very pleased to receive a most generous cheque from a great supporter of Bath Preservation Trust and our museums. This support extends back over many years and it is this long term commitment that really shows confidence in our work and lifts our spirits.

Other grants for our work were received from the Annett Trust and B&NES Council as well as a major grant from the Woodmansterne Foundation that will allow us to proceed with the conservation of the Four Worthies. This is an important picture in the story of Bath's 18th century development featuring as it does, John Wood. The picture, along with his beautiful drawing instruments which we acquired last year, will allow us to explain John Wood's work in and influence on Bath in more detail.

In December we received a grant from the Hendy and Pendle Charitable Trust for the development of our campaigning website and digitising our archive to make it fully available to architectural specialists and researchers. The end of the financial year brought news of a grant from the Medlock Charitable Trust which will assist with the relocation of our campaigning staff to the Old School House, next to the Museum of Bath Architecture. This project has also attracted a private donation for which we are very grateful.

Other important gifts we have been notified of are two substantial legacies that we have been left which will really help us to safeguard the historic city of Bath and run our museums. We are also enormously grateful to the Briggs family for their very generous donation to Bath Preservation Trust in memory of our former Chairman, Michael Briggs, who did so much for the Trust.

Funders of our work during 2017-18 include:

ACE/SWMDP Ready to Borrow Capital Grants Scheme
Andrew Fletcher
Annett Trust
B&NES Heritage Services
Bishop Fleming
Crest Nicholson
Denman Charitable Trust
Donation in memory of Michael Briggs
Elaine Marson, Bath Stone Group
Gainsborough Hotel
Hendy and Pendle Charitable Trust
Hetty de Rooij
Historic England
Jacqueline Burrows
Jenny Hesketh
Lovell Stone Group
Medlock Charitable Trust
Milsom Place
Nic & Sarah Lewis
Savills
Small Grant Big Improvement
Thomas Sheppard
Trevor Osborne Charitable Trust
Visitor donations at No. 1 Royal Crescent
Woodmansterne Art Conservation Awards
World Heritage Enhancement Fund.

Our Royal Crescent 250 celebrations were made possible thanks to the very generous support of



Overview of the Trust's Finances for the Year

Diane Aderyn, Chair, Finance Committee

I do not intend to repeat in detail the excellent overview of the Trust's finances set out by my predecessor Bill Otley in last year's Annual Review, except to reiterate its conclusion that our assets are largely tied up in museum objects and listed buildings, all of which have ongoing conservation and repair requirements; costs continue to increase year-on-year; our major source of income, visitor admissions, can depend on market vagaries outside our control; and therefore we continue to need to receive contributions from external organisations, individuals and charities to enhance our own charitable activities in the areas such as education, continuing improvements to our museums, acquisition of objects or special projects. We are very grateful to all those who do fund us in this way or who have left generous legacies to allow us to grow our work.

I should also like to pay tribute to Bill for his work over the years chairing the Finance Committee, driving membership income and participating in the detailed scrutiny of the finances of our major project at No 1 Royal Crescent which unbelievably, was completed 5 years ago now.

During the year we experienced some transition in finance staff, with our Head of Finance and Administration Sue Perrott leaving us mid-year to go to a senior role at the National Osteoporosis Society. Sue had brought considerable order to the finances and I thank her for her work. Continuity during the year was delivered by Assistant Accountant Steve McMillan, and his thorough work resulted in another clean and relatively painless audit. As Chair of the Finance Committee I have been working with the staff to attempt to improve and rationalise our financial processes and we should have a more appropriate back-office staff complement in place in the year ahead.

Detailed Financial and Operational review

Total museums income was up by 9.3% this year, at £645,270 for the year (prior year £590,461). Membership income showed an increase of 6.9% on the prior year to reach £28,942 for the year.

Donations and grants received during 2017 were £129,852 of which £21,628 were unrestricted. The restricted grants included £39,710 in relation to the Royal Crescent 250 activity, £20,000 towards improving museum conditions at the Museum of Bath Architecture, £5,000 towards the purchase of digital images of the Trust's collections and £3,000 towards development of the Trust website. In the prior year donations and grants amounted to £212,725, of which £13,693 were unrestricted.

Income from investments for the year was £93,077, comprising £72,659 of rental income and £20,418 of investment income and bank interest (prior year £69,262 and £18,028 respectively).

Total income from other trading activities was £105,671 (prior year £88,615). The majority of this related to sales in the shop at No 1 Royal Crescent.

Unrestricted expenditure on general activities increased by £93,921 this year to £879,852. The largest element of this increase was attributable to salary costs (up £42,831 to £477,561) which continue to be impacted by the annual increase in the National Living Wage.

Premises costs are the second highest category of the Trust's expenditure, amounting to £111,451 in 2017. This included expenditure on repairs to the chimney at No1 Royal Crescent and to the roof at the School House, Countess of Huntingdon's Chapel (£8,669).

Investments did not perform as well this year, with gains of £47,416 compared to gains in the prior year of £108,864.

As a result, total funds for the year only increased by £2,848.

The Bath Preservation Trust Limited and its Subsidiaries

Summary Financial Information for the Year Ended 31 January 2018

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.

As at 31st January 2018, 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

Approval of accounts

The summary financial information set out on pages 54 to 59 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 2018, 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 2018 which were approved by the Trustees on 23 May 2018 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

	Unrestricted funds				Restricted & Endowment funds (£)	Total 2018 (£)	Total 2017 (£)
	Bath Preservation Trust (inc/ No. 1 RC (Bath) Ltd) (£)	Beckford Tower Trust (£)	Herschel House Trust (£)	Total Unrestricted Funds (£)			
<i>* see note</i>							
Income & endowments:							
Museums – admissions	578,404	9,459	39,002	626,865	–	626,865	580,964
Museums – shop sales	96,653	864	7,196	104,713	–	104,713	87,365
Museums – wedding income	–	958	–	958	–	958	1,250
'Friends' membership schemes	28,942	–	–	28,942	–	28,942	27,063
Other income	17,187	–	1,218	18,405	–	18,405	9,497
Grants, donations and legacies	18,874	657	2,097	21,628	–	21,628	13,693
Total income & endowments	740,060	11,938	49,513	801,511	–	801,511	719,832
Expenditure on operations:							
Shop purchases	46,910	422	3,239	50,571	–	50,571	41,084
Other cost of generating funds	21,992	–	–	21,992	–	21,992	17,722
Rental property and investment management costs	9,484	699	13,802	23,985	–	23,985	19,184
Salaries	430,551	11,311	35,699	477,561	–	477,561	434,730
Premises costs (inc. depreciation)	87,217	10,100	14,134	111,451	–	111,451	106,577
Costs of Museum opening	71,152	2,554	2,379	76,085	–	76,085	68,932
Membership costs	15,282	–	–	15,282	–	15,282	13,968
Administration and other costs	78,846	4,005	6,532	89,383	–	89,383	74,172
Governance – audit & bank charges	5,732	924	1,408	8,064	–	8,064	8,602
Wedding costs	–	478	–	478	–	478	960
⁶ Trust contribution to WHSEF	5,000	–	–	5,000	5,000	–	–
Total expenditure	772,166	30,493	77,193	879,852	5,000	874,852	785,931
Net expenditure for the year before investments	(32,106)	(18,555)	(27,680)	(78,341)	5,000	(73,341)	(66,099)
Investment income							
Rental income	42,192	15,679	14,788	72,659	–	72,659	69,262
Dividends and interest	9,912	5,440	5,066	20,418	–	20,418	18,028
Net income / (expenditure) for the year after investments	19,998	2,564	(7,826)	14,736	5,000	19,736	21,191
Restricted Funds							
⁶ Income	–	–	–	–	103,224	103,224	188,460
⁶ Expenditure	–	–	–	–	(167,528)	(167,528)	(106,190)
Net income / (expenditure)	19,998	2,564	(7,826)	14,736	(59,304)	(44,568)	103,461
⁴ Investment gains / (losses)	24,357	16,218	6,841	47,416	–	47,416	108,862
Total movement in funds	44,355	18,782	(985)	62,152	(59,304)	2,848	212,323
Fund balances brought forward	1,053,052	208,173	162,044	1,423,269	1,127,883	2,551,152	2,338,829
Fund balances carried forward	1,097,407	226,955	161,059	1,485,421	1,068,579	2,554,000	2,551,152

Assets, Liabilities and Funds

	Bath Preservation Trust (inc/ No. 1 RC (Bath) Ltd) (£)	Beckford Tower Trust (£)	Herschel House Trust (£)	Totals to 31 January 2018	Totals to 31 January 2017
<i>* see note</i>					
Fixed Assets					
Tangible fixed assets:					
¹ Freehold land and buildings	774,969	–	–	774,969	774,969
² Museum exhibits	42,283	388,000	44,634	474,917	468,652
³ Other tangible fixed assets	83,551	299	18,937	102,787	107,661
⁴ Investments	434,963	270,248	130,732	835,943	790,358
	1,335,766	658,547	194,303	2,188,616	2,141,640
Current Assets					
Shop stock for resale	24,627	629	4,524	29,780	31,147
Debtors	32,851	14,135	1,760	48,746	39,804
Bank balances	307,356	58,450	17,530	383,336	393,498
	364,834	73,214	23,814	461,862	464,449
Creditors: falling due within one year	(79,821)	(3,092)	(13,566)	(96,479)	(54,937)
Net current assets	285,013	70,122	10,248	365,383	409,512
Total assets less current liabilities	1,620,779	728,669	204,551	2,553,999	2,551,152
Unrestricted funds					
Designated: invested in property	542,978	–	–	542,978	542,978
Designated: future maintenance	223,606	202,455	125,919	551,980	542,852
Designated: loss of income	191,436	–	35,140	226,576	226,576
Designated: operating costs	–	24,500	–	24,500	24,500
Undesignated: free reserves	139,387	–	–	139,387	86,363
⁵ Total unrestricted funds	1,097,407	226,955	161,059	1,485,421	1,423,269
Capital – Permanent Endowment Fund	231,991	59,135	–	291,126	291,126
⁶ Restricted funds	291,381	442,579	43,492	777,452	836,757
	1,620,779	728,669	204,551	2,553,999	2,551,152

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 Beckford's Tower, Lansdown, Bath were gifted to The Beckford Tower Trust in 1972 and 19 New King Street was gifted to The Herschel House Trust in 1987; no value was placed on either gift, and there have been no subsequent formal valuations, so no cost or value for Beckford's Tower or 19 New King Street is included in the financial statements.

The Bath Preservation Trust also owns:

- The freehold of Lyncombe Hill Burial Ground, Widcombe, Bath, for which it paid £3,000 in 1990 but which was not recorded as an asset at the date of purchase, and whose current value is considered to be minimal;
- The freeholds of two properties in Bath, let on 999 year leases at nominal rents, for which no cost or value was recognised when the leases were granted, and whose current value is also considered to be minimal.

As part of the agreement for Heritage Lottery Fund 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. During the year, £3,765 was spent on digital images of items in the Bath Preservation Trust collections that are listed and available to search and purchase on the Bath in Time website.

In 2017, drawing instruments belonging to Bath Architect John Wood the Elder were purchased for £26,160 and are now on display at the Museum of Bath Architecture.

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. In 2017, a pair of celestial and terrestrial globes by the cartographer Dudley Adams was purchased at a cost of £19,000 and during the year, £2,500 was spent on an 18th century guitar, representative of the Herschels' musical life in the city of Bath.

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.

In 2017, new tills were purchased for the Museum of Bath Architecture at a total cost of £4,765. This expenditure will be depreciated over a five-year period.

In the Herschel House Trust, £5,800 was spent during the year on refurbishment of the rental flats, £8,371 on showcases and £4,766 on upgrading of the till system. This expenditure will be depreciated over a five-year period.

4. Investments

	Bath Preservation Trust (incl No. 1 RC (Bath) Ltd) (£)	Beckford Tower Trust (£)	Herschel House Trust (£)	Totals to 31 January 2018	Totals to 31 January 2017
Valuation: at beginning of the year	411,737	254,729	123,892	790,358	658,205
Funds deposited in the year	–	–	–	–	50,000
Cash withdrawn during the year	–	–	–	–	(20,000)
Investment management fees	(1,131)	(699)	–	(1,830)	(6,710)
Surplus / (deficit) arising on revaluation	24,357	16,218	6,840	47,415	108,863
Valuation: at end of the year	434,963	270,248	130,732	835,943	790,358

5. Unrestricted Funds

	Revenue surplus/ (deficit) (£)	Investment gains or losses (£)	Transfers between funds (£)	Movement during the year (£)	Balance brought forward (£)	Balance carried forward (£)
No 1 Royal Crescent (Bath) Ltd	(1,314)	–	–	(1,314)	6,433	5,119
Beckford Tower Trust	2,564	16,218	–	18,782	208,173	226,955
Herschel House Trust	(7,826)	6,841	–	(985)	162,044	161,059
Retained in subsidiaries	(6,576)	23,059	–	16,483	376,650	393,133
Bath Preservation Trust	21,311	24,357	–	45,668	1,046,620	1,092,288
	14,735	47,416	–	62,151	1,423,270	1,485,421

The above funds are all unrestricted and shown as such in those entities' annual reports.

The unrestricted funds are divided between the Trusts as follows:

	Designated funds				Undesignated funds			Total unrestricted funds (£)
	Invested in property (£)	Future maintenance (£)	Loss of income (£)	Operating costs (£)	Total designated (£)	Free reserves (£)	Total undesignated (£)	
No 1 Royal Crescent Ltd	–	–	–	–	–	5,119	5,119	5,119
Beckford Tower Trust	–	202,455	–	24,500	226,955	–	–	226,955
Herschel House Trust	–	125,919	35,140	–	161,059	–	–	161,059
Retained in subsidiaries	–	328,374	35,140	24,500	388,014	5,119	5,119	393,133
Bath Preservation Trust	542,978	223,606	191,436	–	958,020	134,268	134,268	1,092,288
	542,978	551,980	226,576	24,500	1,346,034	139,387	139,387	1,485,421

The Trustees have set separate reserves policies for The Beckford Tower Trust and The Herschel House Trust, which are further explained in those Trusts' annual reports, but are summarised below.

For The Beckford Tower Trust, the reserves policy is that the optimum level of free reserves should be equivalent to ten months' operational costs with a remainder of any funds designated to be invested in order to support future maintenance of the Tower and its operations, in addition to the income from the Permanent Endowment Fund.

For The Herschel House Trust, the reserves policy is that as an organisation dependent on admissions and rental income, the optimum level of reserves should be sufficient to cover the impact of a loss of fifty percent of annual income, plus a designated fund to cover future maintenance costs.

For the Bath Preservation Trust as a separate entity, the Trustees' reserves policy is that as an organisation not in receipt of statutory funding and currently dependent on admissions, the optimum level of reserves should be sufficient to cover the impact of a loss of fifty percent of annual income, plus designated funds to cover the property assets and future maintenance costs.

The current level of unrestricted funds may not be sufficient to meet all future maintenance requirements. Therefore, the Trustees aim to set surplus budgets if possible and to earmark such surpluses for further designated 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 (£)	Balance brought forward (£)	Balance carried forward (£)
Bath Preservation Trust							
Museum Exhibits	John Wood Instruments	–	–	–	–	35,307	35,307
	Bath in Time	5,000	–	–	5,000	–	5,000
Activities	The Whole Story' project	–	–	(22,776)	(22,776)	98,476	75,700
	World Heritage Site Enhancement Fund	27,514	5,000	(59,547)	(27,033)	139,057	112,024
	Donations for Education	–	–	(8,423)	(8,423)	8,423	–
	Royal Crescent 250 Exhibition	37,210	–	(55,922)	(18,712)	36,924	18,212
	Costumed Interpretation	8,000	–	(4,280)	3,720	10,374	14,094
	S W Museums Ready to Borrow	20,000	–	(8,597)	11,403	–	11,403
	Other grants & funding received	3,000	–	(7,185)	(4,185)	23,826	19,641
		100,724	5,000	(166,730)	(61,006)	352,387	291,381
Beckford Tower Trust							
Museum Exhibits	Cabinet	–	–	–	–	64,000	64,000
	Coffer	–	–	–	–	324,000	324,000
Activities	Cemetery costs	–	–	–	–	2,146	2,146
	Rimington Legacy	–	–	(154)	(154)	50,569	50,415
	Other grants	–	–	–	–	2,018	2,018
		–	–	(154)	(154)	442,733	442,579
Herschel House Trust							
Museum Exhibits	Letter from Sir Joseph Banks	–	–	–	–	1,100	1,100
	Letter from Nevil Maskelyne	–	–	–	–	1,525	1,525
	Dudley Adams globes	–	–	–	–	18,700	18,700
	18th Century guitar	2,500	–	–	2,500	–	2,500
Activities	B&NES	–	–	–	–	1,000	1,000
	Ernest Cook	–	–	(3,575)	(3,575)	3,575	–
	Murray Foundation	–	–	2,930	2,930	5,070	8,000
	Royal Astronomical Society	–	–	–	–	9,511	9,511
	William Herschel Society	–	–	–	–	1,156	1,156
		2,500	–	(645)	1,855	41,637	43,492
Totals for the year		103,224	5,000	(167,529)	(59,305)	836,757	777,452

Bath Preservation Trust

Museum exhibits

These relate to drawing instruments belonging to Bath Architect John Wood the Elder, creator of 18th Century Bath and architect in particular of Queen Square and the King's Circus and to the purchase during the year of digital images of items in the Bath Preservation Trust collections.

Operating activities:

- **'The Whole Story'** – this relates to the capital works for the project which were completed in 2013, the costs of which are being depreciated over subsequent years.
- **World Heritage Site Enhancement Fund** – total donations and grants for the year amounted to £32,514 (prior year £35,672) and total expenditure was £59,547 (prior year £14,499). This leaves a closing balance of £112,024 to be carried forward, most of which has been earmarked to fund specific projects.
- **Donations for Education** – this primarily comprised 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.
- **Royal Crescent 250 Exhibition** – during the year £37,210 of income was received towards the costs of a range of activities planned in celebration of the laying of the foundation stone of the Royal Crescent in 2017. The majority of this income came from the Heritage Lottery Fund. Expenditure incurred during the year amounted to £55,922, leaving a balance of £18,212.
- **Costumed Interpretation** – this relates to funds received in order to purchase new period costumes and to fund more interactive interpretation activities inside No 1 Royal Crescent.
- **South West Museums Ready to Borrow** – this relates to funds received during the year under a grant towards improving exhibition conditions at the Museum of Bath Architecture.
- **Other grants & funding** – these includes grants from the Heritage Lottery Fund and Bath & North East Somerset Council towards the costs of exhibitions and an AIM Hallmark grant towards developing and sustaining audiences at the Museum of Bath Architecture. A grant was received during the year towards the redevelopment of the Trust website.

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 £324,000 respectively.

Operating activities:

- **Cemetery costs** – This relates to funding granted to assist with gardening and similar costs at the cemetery.
- **Rimington legacy** – 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 only £154 was spent on visits during the 'Provisions' period because other organised access was provided for the public by the current owners of Fonthill at no cost to the Trust.
- **Other grants** – these include a Bath & North East Somerset Council grant and an Arts Council England Interpretation grant.

Herschel House Trust

Museum exhibits

Museum exhibits consist of heritage assets purchased for display in the museum. During the year £2,500 was received from the Royal Crescent 250 Exhibition towards the purchase of an 18th century guitar, representative of the Herschels' musical life in the city of Bath.

Operating activities:

- **Bath & North East Somerset (B&NES) Council** – This grant of £1,000 was a contribution to the cost of the *Jubilate* exhibition held during the year.
- **Ernest Cook** – This is a grant towards education costs and the remaining grant of £3,575 was spent during the year.
- **Murray Foundation** – These relate to grants towards the refurbishment of the entrance area at 19 New King Street and the purchase of new display cabinets and were fully spent by the end of the year.
- **Royal Astronomical Society** – This relates to a grant towards the running costs of the museum.
- **William Herschel Society** – This relates to a grant received for the refurbishment of the entrance area at 19 New King Street.

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 £1,150.

'Words on Stone' – poetry by Nick Compton was projected onto the façade of No. 1 Royal Crescent on the 250th anniversary day of the laying of the foundation stone.

Words on Stone by Nick Compton

*Bath the Game!
Georgian expansion pack
includes 30 houses
and 114 ionic columns.*





BATH
PRESERVATION
TRUST

We are a membership organisation
and a registered charity

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