



BATH  
PRESERVATION  
TRUST

## Annual Review

1 February 2019 – 31 January 2020



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# Company details and officers

## Bath Preservation Trust Limited

<b>Registered Office</b>	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
<b>Patron</b>	His Royal Highness The Prince of Wales KG
<b>Vice-Presidents</b>	Adam Fergusson The Rt Hon. The Lord Patten of Barnes CH PC
<b>Trustees</b>	
<b>Chairman</b>	Thomas Sheppard
	Diane Aderyn OBE Robert Dunton Julie Finch David Hall Peta Hall Bruce Haines Robert Hellard Colin Johnston Rachel Johnston Tom Marshall Simon Morray-Jones Professor Robert Tavernor Victoria Thornton OBE Mark Wilson Jones (retired 4 July 2019)
<b>Chief Executive</b>	Caroline Kay
<b>Legal Advisors</b>	Stone King LLP, Bath
<b>Bankers</b>	CAF Bank Ltd, Kent Lloyds, Bath
<b>Auditors</b>	Bishop Fleming LLP, Bristol
<b>Financial Advisors</b>	Quilter Cheviot, Bristol
<b>Legal Status</b>	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

Cover images: Recyclable paper Christmas decorations created by BPT volunteers showing a 21st Century Sustainable Christmas, part of the 2019 seasonal display of *Christmas through the Ages* at No.1 Royal Crescent

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## Chairman's Report



This Annual Review reflects on a year that ended just weeks before we had to close all our museums as part of the Government's first lockdown to fight the coronavirus pandemic. The range of events and activities we undertook in 2019 now seems almost unimaginable and certainly unrepeatable, possibly for some time to come. When we look back at 2020 we will see quite an extraordinary year of change for the Trust. How we have adapted and faced each new challenge is a credit to the organisation.

This is a review of 2019 when the Bath Preservation Trust continued to build on many successful years under the leadership of our CEO, Caroline Kay. We welcomed visitors and members to our museums and our events. We generated a good income to support the Trust's busy campaigning work, and our museums continued to receive recognition and awards.

At Beckford's Tower we were successful in securing the first stage of a grant from the National Lottery Heritage Fund; this exciting project will allow us to undertake necessary repairs but also to reimagine the Tower and its setting for a new audience.

In summer 2019, at our last AGM, I identified the challenges of making sure the Trust remained relevant for the future by engaging with the emerging issues which face our city, with climate change, the pressures of empty shops in our main streets and the wear and tear of international tourism being just a few. We also needed to find ways to diversify our sources of income to be resilient as we already do a great deal with our limited funds. If we want to do more, or different things, then we need to generate more income and the pandemic has brought our reliance on museum revenue into sharp focus. You should be reassured that we continue to work hard to ensure the Trust will emerge stronger and also well prepared for the future.

As a membership organisation it is always sad to lose old friends, and in 2019 we said goodbye to three members in particular. Francis Ring was a long-standing and tireless supporter of the Herschel Museum and closely involved with its development and success. John Fairbairn was a generous donor to the Trust when Michael Briggs was chair of trustees, and Anne Hopkins-Clark will be remembered for her energy and enthusiasm for the city. They will all be greatly missed.

The achievements of 2019 are now a distant memory, but thank you to all who contributed. Recognising the work of our staff in 2019 is especially poignant as, sadly, we had to say goodbye to so many of them in 2020. It has become clear that we will not be able to operate our museums in the same way in a post-COVID world. Many loyal and good friends have left us. I thank them for all they have given the Trust and wish them well for the future.

It has also been a difficult time for our volunteers and, again, our historic ways of operating with room guides now seem impossible. I want to thank the members of the Volunteer Forum for all their help and advice. There will be a place for volunteers in the future of the Trust, but not as we have known in the past. We owe a debt of gratitude to all our volunteers, including my fellow trustees.

Usually we would have met as members and supporters of the Trust at our AGM; however we had to substitute a digital meeting, which is just not the same. Thank you to all of you for the many ways in which you help the Trust and I look forward to thanking you in person before too long.

Thomas Sheppard

## Chief Executive's Report



*Although we do not know the rate of going of this mysterious chronometer, it is nevertheless certain, that since the breaking up of the parts of the Milky Way affords a proof that it cannot last for ever, it equally bears witness that its past duration cannot be admitted to the infinite.*  
— Sir William Herschel

I start with a quotation from Herschel to mark the fact that 2019 was a year of several awards for Bath Preservation Trust's Herschel Museum of Astronomy. Perhaps the most pleasing was the national Museums + Heritage Award for 'best project on a small budget'.

This appellation sums up more than anything else the challenge and the aspiration of BPT as a whole. We wish to be the best; but often have to achieve it with limited funds. To run

four museums (in listed buildings) and a campaigning organisation to 21st century standards and with an aspiration for quality to rank with (and in the case of these awards, exceed) far larger institutions on a turnover of less than £1m is not entirely easy.

Herschel's discovery of the infrared in 1800 formed part of a linked series of exhibitions at the Trust's four museums looking at images – of people, places, buildings and space. These themed exhibitions have reinforced the view that our museums can genuinely bring together all the flowering of the enlightenment in their various purposes. Our next chance to demonstrate that is, following success with the National Lottery Heritage Fund, to bring out the full richness of the Beckford story through the Tower and its landscape.

Yet Herschel's quotation above indicates also that we cannot assume that some things will go on for ever – though the debate about a new rugby stadium for Bath, or the endless iterations of B&NES's Local Plan stray pretty close to the infinite at times. At the turn of 2019/20 we were perhaps guilty of feeling that the Trust was in a pretty stable place from which it would be relatively straightforward, with a bit of ambition and creativity, to move towards our ninth decade.

But things fall apart. Not BPT: it is not our intention to do that. The COVID-19 crisis – which had not struck at the turn of our year – has now, at the time of writing, become the defining feature for the Trust, the city and the world's focus for years to come. There is little point in writing about the plans we had for 2020. With next to no income, our aspiration for 2020 is now, quite simply, still to be here in 2021. 'Best project on a small budget' is a reasonable motto by which to do it.

Caroline Kay

*Obituaries for 2019 and 2020 will be published in next year's annual review.*

# Architecture and Planning Committee



Tom Marshall reviews his time as Chair 2014–19

After five years as chairman of the Architecture and Planning Committee I realise that I have come to understand so much about this extraordinary city – not only about its buildings, streets and places but also about the need to balance Bath’s heritage with its future as home to a living and thriving community.

The committee’s primary roles are to scrutinise planning applications and policies, and to campaign for excellence in the built environment. I never considered that meant resistance to change, as change should be welcomed where it can be sensibly accommodated, but it must be questioned and challenged where it may cause harm. I was surprised at first that our deliberations involved so many small things – a new dormer or a change to a doorway – but these small things, if ignored,

accumulate insidiously to degrade the character of the city. In some ways the issues raised by the big developments are more obvious and easier to assess.

My term coincided with some of the most significant development proposals in many years:

- South Quays, the first phase of which is being built now – a residential scheme with a new pedestrian bridge linking the south bank of the river both to the city centre and also to Bath Quays North, a major new commercial and office scheme of 36,162 sq m on the site of the Avon Street car park
- The redevelopment of the Rec, the rugby stadium proposals for which have gone through many iterations and a planning application is awaited
- The contentious issue of purpose-built student accommodation on so many brownfield sites where housing would be better for the life and future health of the city, which remains an issue that must be sorted out.

These major developments show that Bath has to be more than a heritage city and needs activities and places that do not draw just from our past. The judgment required to balance the need for the new against respect for the old is what I was privileged to see being brought to bear during our discussions in committee. I think that we did it pretty well and, although we were not always listened to, I think that we influenced many things for the better.

The challenge of keeping Bath alive and thriving has been magnified enormously by the events of 2020, but the work of the Architecture and Planning Committee will remain important, perhaps more important than ever.

I thoroughly enjoyed my five years in the chair, but five years is enough. Time for a change!

## Review of the Year

Victoria Thornton, Chair from 2019

Joanna Robinson, Senior Planning and Conservation Officer

Alexandra Best, Planning and Conservation Assistant

## Highlights 2019

- The nationwide declaration of a Climate Emergency after global Strike for Climate protests was the major highlight of 2019. Following the UK Government’s approval of a motion to declare an Environmental and Climate Emergency on 1 May, the West of England Combined Authority announced a climate emergency on 17 July with a target of carbon neutrality by 2030.

Bath Preservation Trust has maintained involvement in the debate about how to reduce carbon emissions as a city, and how Bath’s historic buildings might be appropriately adapted or retrofitted without significantly compromising historic fabric or value.

At a climate emergency meeting of B&NES Planning Committee we voiced support for opportunities to integrate energy efficiency into existing and future building stock and our consistent recommendations for micro-renewables to be incorporated in proposed housing developments. We emphasised our willingness to work with the Council to achieve this.

Discussions continued with B&NES officers and the historic environment team regarding any shift in planning policy and the possibility of merging energy-efficient design and retrofits with best conservation practice. We also discussed guidance to aid achieving listed building consent more easily.

We recognised that it was time to review our award-winning publication *Warmer Bath* in the light of the Climate Emergency Declaration and ongoing associated planning outcomes and debates regarding how our historic environment can contribute to carbon-neutral living.

We refuted negative comments on the local election hustings with our ‘Don’t Call BPT Anti-Environment’ press statement identifying ways in which the Trust has the climate emergency at the forefront of its campaigning agenda.



Bath protesters were among millions marching in climate strikes globally in September 2019



BPT staff and volunteers planted 25 trees on the Lansdown skyline in December 2019

- BPT participated in the **Joint Spatial Plan Examination** in public hearings and matters relating to Bath, specifically the proposed plans to increase housing at Sulis Down.
- Pre-application engagement was maintained in connection with major development sites including **Stadium for Bath** and **Bath Quays North**.
- The old King Edward's School remains on the Buildings at Risk (BAR) Register and B&NES has indicated that it is in negotiations regarding extant planning consents. Beckford's Tower was added to the BAR register in recognition of the need for significant conservation work to the lantern, requiring external funding. At the end of 2019 notification was received of a substantial National Lottery Heritage Fund Development grant.
- As a University of the West of England **Summer Internee** with our team, Graca Padriack represented exactly the sort of student that the Karl and Jeannette Mays Fund will be used to support in future years.
- The team gave **talks** to professional groups from Latvia and China about BPT's campaigning work.
- A new **B&NES Planning Committee** was established, prompting engagement with BPT on key issues.
- Alexandra Best joined the team as Planning and Conservation Assistant, following the departure of Sacha Hunter. The team was grateful for volunteer Jackie Wilkinson's support in the interim.
- Following consultation with trustees in January, BPT's Architecture and Planning Committee has now been renamed the **Architecture, Planning, and Place Committee**. This better highlights the inclusion of public places and spaces in our campaigning objectives. As always, we wish to say a big **thank you** to our expert committee members who attend monthly meetings and provide much input; their time and commitment is truly appreciated.

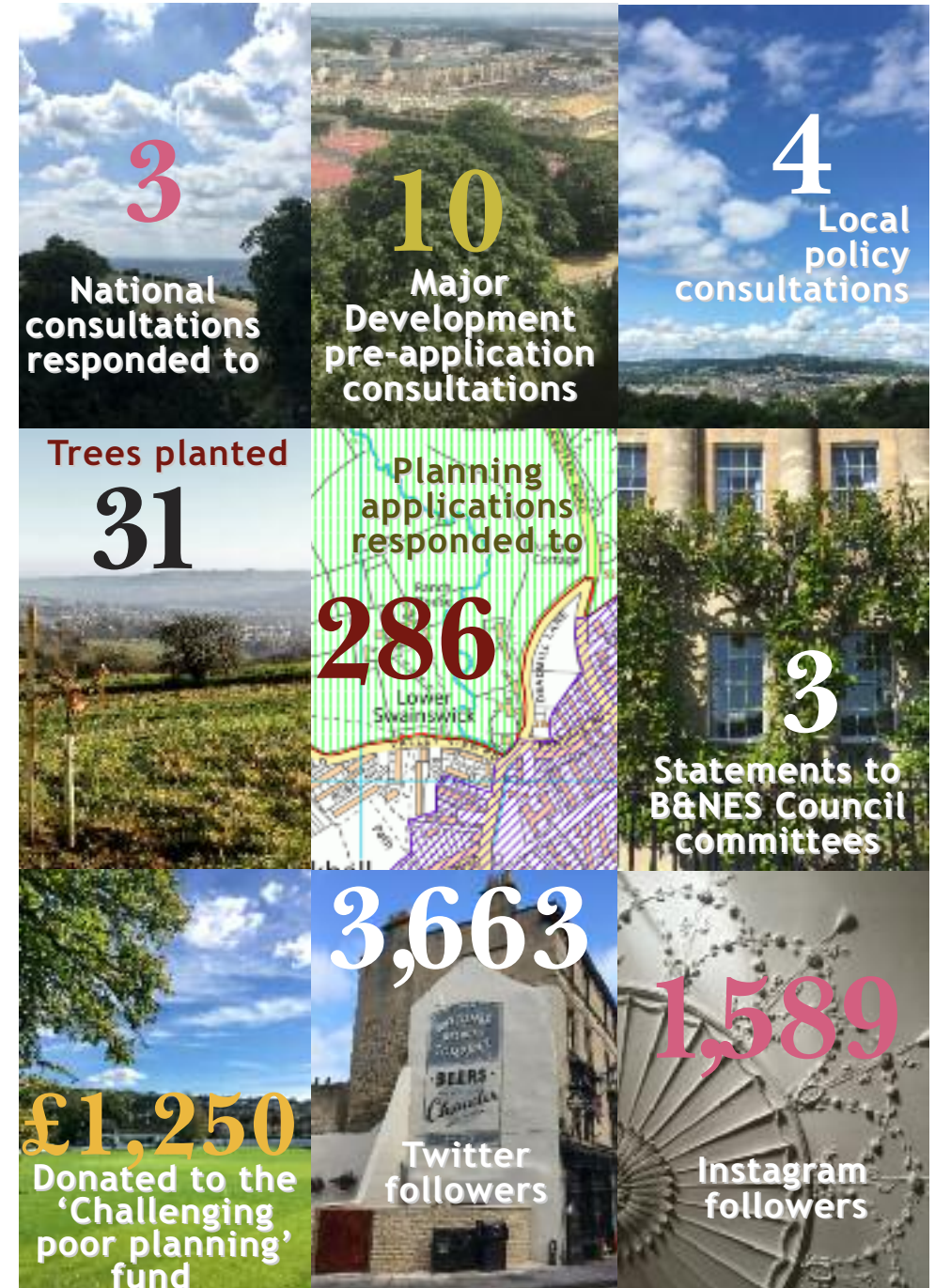
### Responses to national and local consultations

- Planning Reform: Supporting the High Street and Increasing the Delivery of New Homes, January 2019
- Joint Local Transport Plan to 2036 consultation, March 2019
- Mulberry Park Open Space, March 2019
- Historic England: Conserving Georgian and Victorian Terraced Housing – A Guide to Managing Change, March 2019
- West of England Joint Spatial Plan EiP, July 2019
- Historic England Advice Note: Energy Efficiency and Traditional Homes, September 2019
- B&NES Clean Air Zone, October 2019

### Representations to B&NES Council meetings 2019-2020

- Chivers House redevelopment site planning application at Planning Committee
- Westbrook Woodland Tree Preservation Order at Planning Committee
- Climate Emergency at Council Committee

## The year in numbers



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## Campaigning activities and projects

### Conservation Area Character Appraisal for Lower Lansdown and Camden

BPT worked with volunteers to complete the sub-area appraisal which will form part of the Conservation Area Character Appraisal for the Bath City-Wide Conservation Area and will be used as a development management tool. We have also reviewed and commented on the work of the Council and other community groups participating in sections of the appraisal.

### Granville Road

In December 2019 BPT staff and volunteers planted **25 trees on the Bath skyline**, below the residential development along Granville Road. This followed a year consulting residents and the landowner. The planting is part of a project to maintain and enhance the green, wooded skyline and landscape setting of Bath which contribute to its World Heritage Site status, and to mitigate the prominence of the housing development. We have also planted six native trees in the hedge on the southern field boundary to provide further greening and future habitat.

In light of this year's declared Climate Emergency, the Trust hopes that this will be the first of many projects to restore and extend the valuable rural wildlife corridors around Bath and enhance the city's outstanding landscape setting and picturesque views. We thank everyone involved, particularly the farmer/landowner, and Rob Mitchell for providing a Landscape Visual Impact Assessment and helping with planting. We look forward to the next phase, scheduled for autumn 2020.

### Joint Local Transport Plan to 2036 Consultation

The Trust responded to the JLTP4, repeating and underlining our key transport messages relating to behavioural change, better and cheaper public transport and improved cycling and walking infrastructure, and also reiterating the unacceptability of an A36/A46 link road.

### West of England Joint Spatial Plan

The proposed **West of England Joint Spatial Plan** was submitted to the Secretary of State for examination in 2018. BPT submitted written statements and participated in the consequent examination hearings chaired by Planning Inspectors, at which the Spatial Plan's withdrawal was recommended. There were concerns that insufficient evidence was provided to show the proposed development sites were suitable to meet housing targets. The inspector concluded that the plan was not "robust, consistent or objective". Local authorities across the region have been advised to withdraw the existing proposal and start again. Consequently, BPT intends to maintain further involvement in the proposed revision of B&NES's Local Plan. Public consultations officially opened online in Spring 2020 for local community input.

### Planning reforms

**Supporting the high street:** BPT submitted a response to the public consultation on a package of measures to support the high street, highlighting the risks to local townscape character. This was picked up on Twitter and reported by *The Planner*, magazine of the Royal Town Planning Institute, alongside the views of Civic Voice.

**We signed an open letter against permitted development rights** from the Local Government Association which asks the Secretary of State for Housing, Communities and Local Government not to pursue changes to allow building demolition and upward extensions for new homes. Other organisations to sign included the Campaign to Protect Rural England, the Royal Institute of British Architects, Civic Voice, Heritage Alliance, the Institute of Historic Building Conservation, and Donald Insalls Associates.

### Clean Air Zone

2019 saw the **final consultation of Bath's proposed Clean Air Zone**, in which the boundary of the zone was extended and a restriction on traffic flow in Queen Square was proposed. We continued to support the principle of the scheme in reducing harmful emissions to benefit local residents and the historic environment. We maintain that further improvements in sustainable public transport provision are required as part of the overall Clean Air Zone package of measures for the charging system to be most effective and to ensure a permanent behavioural shift.

We supported the proposed traffic monitoring to identify rat runs and how these would be affected by the scheme, and where changes could be made to mitigate ill-effect. However, we maintained concerns on the possible shifting of congestion and pollution from the city centre into residential suburbs. Following Council approval in February 2020, implementation was set for November 2020, although this has been pushed back to January 2021 due to the COVID-19 pandemic.

### Local campaign for Westbrook Woodland

BPT supported residents' call for a temporary blanket Tree Protection Order (TPO) over the whole site. We argued that the West Brook had formed a crucial part of the natural landscape character of Weston from the 1700s and remains a source of local visual amenity. The woodland was a well-established feature of the wooded landscape setting of the World Heritage Site. We were thrilled by the resulting vote of support of the blanket TPO from the Planning Committee.

### World Heritage Day

Events at Green Park Station celebrated Bath's architectural achievements and engineering landmarks – past, present and future. Activities offered by BPT included stone carving and two 45-minute walks led by the conservation team to look at recent and proposed developments near the river. There followed a panel discussion on architecture in Bath in the 21st century, exploring future World Heritage with designers and thinkers living and working in Bath.

### 'Four Towns' Anniversary

Chief Executive Caroline Kay spoke at a national conference in Chichester on the 50th anniversary of the 'Four Towns' reports. These were commissioned by the Government on Chichester, Bath, York and Chester as pilot studies prior to establishing conservation areas in 1968. Caroline's talk, *Buchanan's Bath*, looked at the strengths and weaknesses of the Bath report in light of development in the city immediately after its publication. Sir Donald Insall, who wrote the original report on Chester, also spoke at the conference.

## Enforcement

One of our roles is to monitor unauthorised work or additions within the historic environment of Bath and its environs. We report any cases the staff or committee members spot, as well as those we hear about from members of the public. We also correspond with case officers about potential development breaches or enforcement cases. In 2019 we were involved in enforcement cases concerning unauthorised changes to signage and shopfronts, and the conversion without consent of agricultural buildings to residential use in the Green Belt. We are always happy to be notified of potential unpermitted work on historic buildings or in the public realm, and encourage people to help us by keeping an eye on developments. We recommend keeping a note of when work started and providing a photographic record of the site. Details can be reported to us by email or phone: [conservation@bptrust.org.uk](mailto:conservation@bptrust.org.uk) or 01225 338727. Reporting planning breaches is anonymous and people are encouraged to contact the Council direct at [enforcement\\_planning@bathnes.gov.uk](mailto:enforcement_planning@bathnes.gov.uk).

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## Major planning applications and developments

### The Recreation Ground Round 2 Consultation and Updated Plans

BPT responded in January 2019 to the second round of proposals for a permanent stadium for Bath Rugby Club on ‘the Rec’, with associated riverside regeneration work and a 550-space underground car park in the city centre. The consistent lack of a Landscape and Visual Impact Assessment (LVIA) has meant that we have not been able to assess the scheme fully, but the Trust continues to highlight concerns regarding the potential closing off of wooded hillside views of Bathwick and Claverton from Grand Parade. Consequently, updates to the schematic outline in November 2019 in which the overall proposed height of the site was reduced by five metres have been welcomed. In the absence of a formal planning application, Bath Rugby Club has applied to extend the existing permission for temporary stands on site until 2022.

### Bath Quays North pre-application consultation

BPT has maintained engagement in consultations about the Bath Quays North development on the site of Avon Street Car Park. We attended a public consultation in October 2019 detailing the proposed delivery of up to 25,000 sq m of new offices, a minimum of 70 residential units for locals, and a basement car park of up to 485 spaces. Our input has been sought by the development team throughout the design process. We have always been broadly supportive of the business potential for the site and the commercial regeneration of Avon Street. However, we continue to have reservations regarding the site’s height with resulting impact on views across the World Heritage Site and the immediate streetscape of the conservation area. We are particularly concerned with corner articulations which do not sit well within Bath’s established ‘corner character’. We asked to see the integration of high-quality green landscaping and sustainability features (such as PV panels) and an improved internal layout that encourages pedestrian access. Following the changed name of the development to Bath Bankside, the Trust encouraged a more Bath-specific name to be selected to better situate the development within its context.

### Sulis Down

We have been monitoring the submission of several planning and scoping applications affecting the Sulis Down development site. BPT has previously been consulted on pre-application plans for the first phase of a residential development on the South Stoke Plateau, on land released from the Green Belt. We have continued to emphasise our concerns over the piecemeal nature of applications submitted, as well as the absence of a comprehensive masterplan for the site.

The Trust maintains that without a masterplan the overall impact and design of the site cannot be appropriately assessed with due consideration to its location in the Cotswolds Area of Outstanding Natural Beauty (AONB) and as part of the indicative landscape setting of the World Heritage Site, Green Belt, South Stoke conservation area and the Wansdyke Scheduled Monument. The possibility of disconnect between the different zones of development in design, infrastructure, connectivity and density has not been appropriately realised. In conjunction with South Stoke Parish Council, we have urged B&NES Council to consider the failings of these applications and request a formalised overview of the overall site going forward.

### Homebase site

In November 2019, BPT attended the Guild Living public consultation proposing to redevelop the Homebase site into 24-hour assisted living accommodation and a mix of commercial and leisure facilities, with buildings varying between three and six storeys within the World

Heritage Site and overlooking the boundary of the Bath conservation area. Following the formal submission of a planning application in January 2020, the Trust noted that the proposed layout of the site had improved its permeability and connection with the existing area, compared with pre-application consultations. However, we strongly opposed this iteration of the scheme because of its excessive height which would intrude into both short-range and long-range city views, an inappropriate and over-dominant use of brick, and a fundamental lack of demonstrated local distinctiveness or character which would neither complement nor enhance the surrounding townscape.

The allocation of the site to a single residential use is contrary to B&NES’s Core Strategy and Placemaking Plan. We instead emphasised the necessity of accommodating a range of different household types, which requires providing a fixed minimum percentage of affordable and key worker housing to address Bath’s shortage. The application was refused by Planning Committee in December 2020.

### Holburne Park, Warminster Road (former MOD site)

Three new applications were submitted in 2019 for the intensified development of the Holburne Park site on Warminster Road. We raised concerns about proposals (subsequently withdrawn in 2020) to construct three four-storey ‘villas’ resembling watchtowers around the site’s northern boundary. These would be prominent within Bath’s landscape setting. We have continuously opposed further development on the site because of the inexcusable under-provision of affordable housing, the increasing intensification of residential density with little or no integration of public facilities, and the encroachment of construction along the northern boundary into a Site of Nature Conservation Interest and the green setting of the Kennet and Avon Canal.

Objections to the applications were followed by a press statement (March 2020) to emphasise our complete opposition to the piecemeal development of the site and the unjustified failure to meet the affordable housing targets set for B&NES in the Placemaking Plan.

We maintain concerns regarding the relationship of the development with the local townscape character of the conservation area and World Heritage Site, with an inferior treatment of



*The existing Holburne Park site viewed from Lyndhurst Terrace*

elevations overlooking the Kennet and Avon Canal and the green valley setting of Bath, despite their high visibility across the city. Given the scale of the site, we regret that no opportunities were taken to integrate sustainable energy generation or energy retention into any aspect.

The Trust is keen to emphasise that we welcome housing developments on brownfield sites that can deliver accommodation in line with Bath's requirements whilst contributing to the character and appearance of the World Heritage Site. Unfortunately, we continue to see little evidence that any of the recent Holbourne Park applications can fulfil either criterion.

### Twerton Park

The Trust engaged in pre-application consultations for the mixed-use redevelopment of Twerton Park football ground, incorporating residential and commercial space alongside a replacement playing pitch and spectator stand. We fully supported the principle of redevelopment to provide a mix of uses and retain Bath City Football Club on its historic site, and acknowledged that the scheme offered potential for the social and economic regeneration of this part of Twerton.

However, we were unable fully to support the scheme due to the lack of affordable housing, overprovision of PBSA, and the excessive six-to-seven-storey building heights which would over-dominate Twerton High Street and cause visual harm to this region of the conservation area. Instead, we encouraged a more sensitive design that would reflect Twerton's village character whilst providing a better mix of residential housing to meet local targets. The application was refused by Planning Committee on grounds of poor design, unmitigated harm to the appearance and character of the conservation area and harm to future residential amenity.

### The Royal Mineral Water Hospital

The Trust was pleased to see plans for the reuse of a Grade II\* building and we were invited to pre-application discussions with the architect. While we would prefer the building to be in community use, we have remained neutral on its use as a hotel. We maintained significant concerns about the proposed four-storey residential extension to the rear of the west wing and emphasised our opposition to the extension's height, massing, inappropriate use of modern materials and lack of local distinctiveness or contribution to Bath's backland character. We were also resistant to the proposed third floor extension because its incongruous windows and top-heavy appearance would visually harm the façade of a listed building.

The design team presented revised drawings to the Trust in February 2020 in which the rear extension's height had been notably dropped to three and a half storeys through the insertion of a



The Min: original and revised proposals © Fragrance Group

mansard roof profile. The use of materials also better reflected the vernacular architectural character of Parsonage Lane. However, we retain reservations regarding the scale and visibility of the plant room on the extension roof which retains the excessive height of the original design; we have strongly recommended that the design of this should be better integrated into the overall building profile.

### Western Riverside

Several applications for Reserved Matters regarding scale, appearance and landscaping were submitted as part of the Western Riverside Masterplan previously permitted in 2006. These included building 176 dwellings on the site of the Bath Recycling Centre and 290 Purpose-Built Student Accommodation (PBSA) units on the site of the Dick Lovett Mini Dealership. Whilst the Trust acknowledged the parameters of height and layout on both sites as established within the Masterplan, we maintained resistance to both applications on the grounds of lack of local distinctiveness and harm to townscape character. We felt that both sites proposed an excessive use of brick which would sharply contrast with Bath's defined material and colour palette, and incorporating industrial architectural elements in their designs would be at odds with the primarily residential terraced character of the settings.

The Trust maintains an objection in principle to the insufficient level of affordable housing. We also continue to question the viability of further PBSA provision within Bath's oversaturated student market without demonstrating consideration of implementing future-proof, adaptable design. As of March 2020, revised designs have been submitted for the student blocks that more strongly embody material aspects of industrial design. Although the insertion of roof gables has softened the overall massing and better articulated the roofline from the building body, it has raised the overall height by half a storey. The Trust intends to maintain involvement throughout the scheme to achieve a design that better embodies distinctive characteristics of 'Bath-ness'.

### Freshford Church School

An application was submitted to install solar PV panels on the rear roof slope of the modern extension to Freshford Church School, a Non-Designated Heritage Asset in the Freshford village conservation area. A similar application was withdrawn in 2018 and we recognised that aspects of the proposal, such as the non-reflective material and symmetrical layout of the panels, had been significantly improved, despite remaining at odds with the school's palette of traditional materials.

The roof would be visible in views of the village from the Cotswolds Area of Outstanding Natural



Proposed view of Freshford Church School's roof from the Tynning



Beauty and Green Belt, but the Trust determined that the solar PV will not have more than a minor adverse impact on the landscape character, scenic beauty and visual appearance of the AONB. We instead felt that providing opportunities to engage with future generations about climate and green energy was of great importance, consequently demonstrating substantial public benefit to mitigate the less than substantial harm to both heritage assets and landscape character.

### **Proposed demolition of the Parkside Children's Centre**

The Trust was alarmed by the submission of an application proposing demolition of the Parkside Children's Centre in order to extend Charlotte Street Car Park. The building is a rare example of a 'British Restaurant', constructed in the 1940s as part of the war effort.

Although efforts to nationally list the building were unsuccessful, the Parkside Centre has been granted Non-Designated Heritage Asset status, recognising the local and social significance of the site.

We were pleased that an application was submitted later in the year which proposed the Council's reuse of half the building, but we remain interested in how the whole building can be made functionally viable in future.



*Proposed visual for the conversion of Parkside Children's Centre to a street cleansing centre*

### **Hartwells Garage**

We responded to a pre-application consultation for a proposed mixed-use residential and commercial complex on the defunct Hartwells Garage, Newbridge Road. Although supportive of the residential accommodation, we questioned the private student accommodation as part of the vision for the site established in Bath's Placemaking Plan, and maintained an objection in principle to PBSA. We also felt the proposal constituted over-development due to excessive building height, depth and unbroken massing which would have a negative, overly-dominant visual impact on local townscape character. In response to the submitted planning application, we maintained our opposition to the amount of student housing, insufficient affordable housing, lack of clarity over public access and sustainable connectivity with the area, and an overall excessive height and density of development uncharacteristic of its setting. Following discussion at Planning Committee, the application was refused due to failure to meet the residential targets set out for the site in the Placemaking Plan, lack of a suitable housing mix or affordable housing, and failure to contribute to the local distinctiveness of Newbridge's townscape. An appeal against refusal is in progress.

### **Telecommunication Mast 54146**

The proposed 20 metre-high 5G monopole on Charlcombe Lane would be positioned within the indicative rural landscape setting of Charlcombe village conservation area, and within the Green Belt and AONB. Our response called for a considered and co-ordinated approach to the design for 5G telecoms in Bath's landscape setting. The proposed mast's height and bulk would

be visually detrimental to the verdant character of Charlcombe Lane. With the potential loss of trees this would have a harmful impact on the rural character, views and setting of the Charlcombe Conservation Area and the skyline and setting of the World Heritage Site. We anticipate that this application would establish a planning precedent for future monopole installations as part of upgrades to existing services so we wish to see consideration of a suitable prototype design that will mitigate harm to the visual amenity and beauty of the AONB and Green Belt.

### **Mulberry Park**

As development of the Mulberry Park site progressed, BPT's 2019 annual general meeting was held at the new community centre, the Hub. We responded to the Open Spaces Consultation, and a third set of revisions to the planning applications was submitted. We made a third objection regarding heights and potential harm to the skyline (though acknowledging changes to the scheme included the drop in height by one storey).

### **Hallmark Care Homes facility on land adjacent to Odd Down Sainsbury's**

Our pre-application feedback to consultation on this development supported provision of a care home on this vacant site, which is well placed for local need and forms part of outline plans for the overall site. However, we maintained serious concerns about the chosen design idiom. The use of classical forms and detailing lacks any contextual reference to this part of Bath.

### **Sutton Street car park, land to the rear of Great Pulteney Street**

We submitted an objection in principle to the development of terraced housing on this open backland site and the harm it would cause to the local character and the setting of multiple heritage assets. The design was also considered to have inappropriate elements that did not appear congruous with local character. Along with the local community, we were delighted when the application was withdrawn.

### **Garden sites – Kennet House, Ardenlee & Little Claverton**

Planning applications for development of houses on all three garden locations were objected to by BPT and subsequently refused by the local planning authority on grounds of harm to the character of the conservation area and World Heritage Site.

### **The Scala**

We gave preliminary feedback on a pre-application consultation for redevelopment of the Scala site to provide a mix of uses, including housing and student accommodation. We were broadly supportive of the principle of development and of student accommodation that relates to the Norland College.

### **Midford Castle**

Strong objections were submitted to retrospective planning applications for a barn and landscaping work at Midford Castle and the harmful impact they have had on the setting of a Grade I listed building.

## 2019 Planning Applications Overview

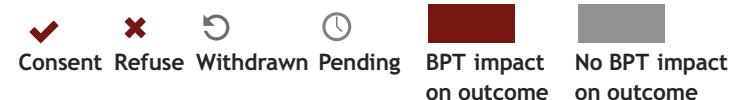
The tables and pie charts give a detailed insight into our planning application responses throughout 2019, categorised by the type of application received by B&NES Council. Over the past three years we have been able to include details of how our responses have had 'impact' or 'influence' over either the outcome, or the finer detail, of applications. Our 'influence' can be determined by the Trust being positively referred to in a case officer's planning decision, or where the case officer has negotiated changes to the planning application in line with our recommendations. The new data can be collated with data collected since 2016 to provide an annual measure of our impact within the local planning system.

### Headlines

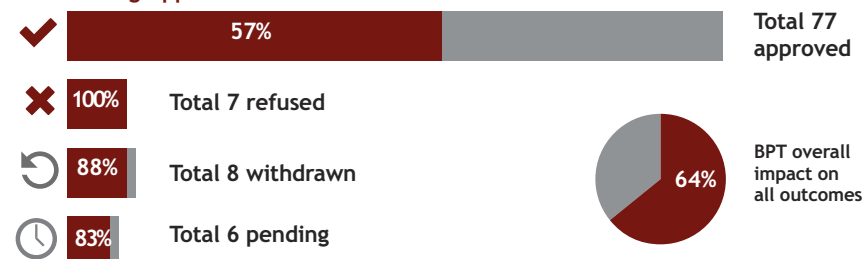
- In 2019 BPT responded to 286 planning applications, an increase on 2018 when we responded to a total of 226. In 2017 we responded to 331 planning applications. This latest increase is closely associated with the number of applications received by B&NES, as well as a greater number of applications with a proposed impact on the character, appearance and setting of the Bath conservation area and World Heritage Site.
- We had an overall influence of 62% in all applications to which we responded, up from 51% in 2018 and 58% in 2017.
- We responded to 98 listed building applications (LBAs) and had an overall impact on 64% of them.
- BPT had an overall impact on 64% of the 138 full planning applications (FULs) to which we responded.
- We responded to 34 advertising and signage applications (ARs) and had an overall impact on 53% of them.
- These indications of 'influence' signify an increase on 2018's figures and are largely comparable with those for 2017. This can possibly be attributed to our involvement in a larger number of LBAs than in the previous year.

We maintain constructive participation in the management and conservation of Bath's historic environment by assessing all planning applications received by B&NES each week, utilising our planning and heritage expertise to investigate the impact of each application with the valuable input of our Architecture, Planning, and Place Committee. We continue to work with B&NES planning officers, Planning Committee and independent developers and applicants to advocate managed and beneficial change that will continue to sustain and enhance Bath as a beautiful and flourishing city. Our increased influence in 62% of selected applications indicates an improvement in local planning knowledge and expertise, as well as an enhanced communication of potential application issues and opportunities to the local planning authority.

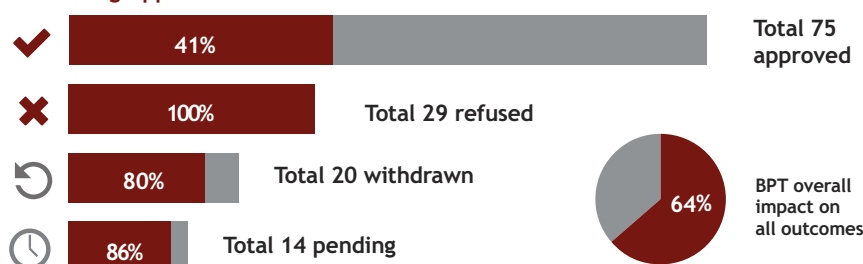
## TRUST INFLUENCE ON PLANNING DECISIONS



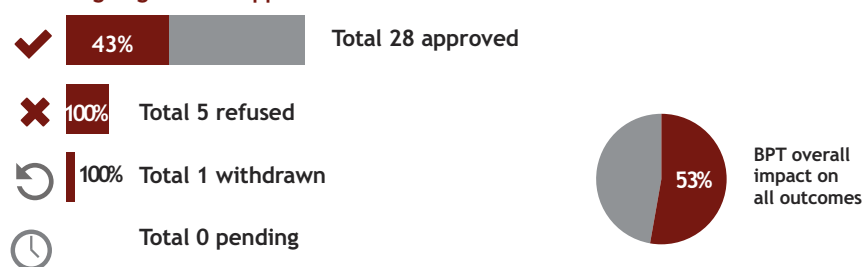
### Listed Building Applications



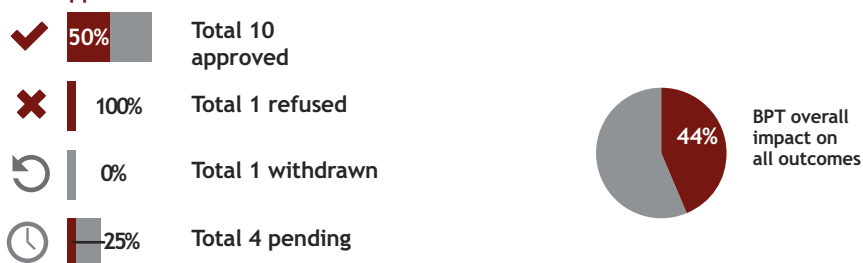
### Full Planning Applications



### Advertising Regulations Applications



### Other Applications



## Looking Forward to 2020

We anticipated that three major development schemes would dominate in 2020: the **Homebase site and the Bath Quays North and Western Riverside schemes**. We will continue to collaborate carefully with stakeholders, planning officers, and the local community to ensure that outcomes integrate as well as possible with the recognised special qualities and Outstanding Universal Values of Bath as a World Heritage Site and a conservation area. All updates about pre-application consultations, application responses, and general feedback will be available on our website and relevant social media.

Following the withdrawal of the West of England Joint Spatial Plan, B&NES has released an online public consultation regarding the **Partial Update of the Local Plan**. The publication of an accompanying Commencement Document outlines the Council's intention to update the existing Core Strategy and Placemaking Plan, which jointly form the Local Plan for Bath and North-East Somerset. The intention is to review the identification and allocation of new sites for a five-year housing supply, introduce new climate and nature emergency policies, improve delivery of affordable housing, and reconsider current policy regarding PBSA and hotel provision within Bath. BPT will respond to the consultation, particularly regarding the selection of potential sites for housing, and we will maintain constant communication with the Council throughout the whole process. Public consultation closed on 1 June 2020.

Following the **COVID-19 outbreak**, there has been some re-consideration of the existing planning system, and how it might function within the social restrictions imposed by the government. Whilst planning applications will continue to be processed, emergency legislation has been released in which decisions made by virtual planning committees have been deemed temporarily lawful, and local authorities have been encouraged to delegate more application decisions to officers, where appropriate.

The Trust therefore intends to engage more closely with officers to ensure our continued involvement in the local planning process, and is in discussions about attending upcoming online meetings of the Planning Committee.

Furthermore, a public consultation was published online for the **redevelopment of the Dick Lovett Mini and BMW Dealerships** as a mixed-use site of 360 residential units and 340 student units, with 750 sq m of

commercial space. As well as being a major proposal for the increased provision of PBSA within Bath this also represents a significant step forward in the digitisation of major development consultations and virtual community engagement. BPT was invited to comment at the pre-application stage. Public consultation ended 9 May 2020.

The Trust is considering establishing a **Student Planning Forum**, through which young people can engage with live planning applications and heritage professionals, and implement practically their understanding of planning legislation and policy and heritage management within a real-world environment.



*Initial visual released in Dick Lovett public consultation*

## The Environs of Bath Sub-Committee

**Robert Hellard, Chair**

The Environs Committee is made up of representatives of the 14 parish councils that border our World Heritage City. We look carefully at major planning issues and applications that might affect conservation areas, listed buildings, the Green Belt and the Cotswolds Area of Outstanding Natural Beauty (AONB). Together these are the most precious aspects of the rural setting of the World Heritage City of Bath.

During the last year we considered numerous applications at our bi-monthly meetings but the major concern was the potential impact of the proposed West of England Joint Spatial Plan (JSP) and the allocation of rural land for development.

Last summer the Trust was represented at the public inquiry into this JSP by Caroline Kay (Chief Executive) and Robert Hellard (Trustee and Environs Chair). After many hours of scrutiny of the submissions by all parties, the Inspectors said that they had major concerns about the soundness of the plans submitted by the West of England Combined Authority. As a result the JSP was formally withdrawn. B&NES has now started the process of updating the current Local Plan.

The submissions to the JSP by landowners and developers gave us a clear understanding of their intention to build many more houses on Green Belt and AONB land in areas close to the city.

South Stoke and Combe Hay Parishes are particularly concerned about proposals for a possible doubling of the number of houses on the Sulis Down site. This would cause major harm to the openness of the Green Belt, views within the AONB and the setting of the conservation village of South Stoke. It would also overload the already stretched local road network.

The Trust recognises the need to provide more social and affordable housing for families and key workers, but is concerned that market housing is what developers really intend to deliver. We need to campaign to achieve a workable and sustainable balance.

We also discussed a number of serious planning breaches over the year. These included an attempt to establish a minor festival site at Warleigh Weir, the conversion of an old cart shed in Bathford into a dwelling, without planning permission, major landscape works adjacent to the Grade I listed Midford Castle and unauthorised use of an old shipping container in Kelston as a house.

The Trust's planning and conservation team has been in frequent contact with B&NES enforcement officers about these and other cases.

BPT and the Environs Committee have supported a revised and much-improved scheme to fit solar PV panels at Freshford Church School and have been key players in a tree planting scheme on Lansdown to reduce the substantial harm caused by inconsiderate over-development along Granville Road.

We are enthusiastic supporters of the Bathscape Project. We received an interesting presentation and project update from Dan Merrett, the Project Manager, and will disseminate information about Bathscape activities through our committee networks.

The Environs Committee provides an excellent forum for the parishes to share their concerns and ideas. It is skilfully supported by the Trust's conservation team of Joanna Robinson and Alexandra Best, together with our Chief Executive, Caroline Kay.

# Bath Preservation Trust Museums – Overview



**Claire Dixon, Director of Museums & Deputy Chief Executive**

2019 began with an inspiring and entertaining all-staff trip to Brighton that brought us all together as a team and sparked a new BPT tradition. The impact of COVID-19 since then has seen that team become much smaller. We will all miss our colleagues who moved on and I personally wish them the best for the future.

The year saw another great collaborative programme across our four museums, with related exhibitions, events and family activities. Focusing on the theme of *Image and Photography* we explored portraiture, space photography, artistry, postcards and, through our photography competition, capturing the image.

It was a significant year for the museums, securing a large National Lottery Heritage Fund grant for phase one of the Beckford's Tower conservation project as well as delivering

lottery and Arts Council England-funded programmes across the museums.

We have also built new partnerships and strengthened longer-term relationships, working with the Percy Community Centre to deliver shared family learning for the first time and with the Royal Astronomical Society and others who have kindly loaned objects to support our exhibitions.

2019 was also a good year in terms of visitor income. The museums went from strength to strength as we continued our commitment to collaborative working, shared programming and working across the city and region with others to expand our reach and enhance our visitor experience.

Towards the end of the year we also saw a new and brave approach to Christmas at No. 1 Royal Crescent. For the first time, we looked at Christmas through the ages and considered the house within the context of life after the Georgians. I would like to thank all those staff and volunteers who came together to deliver a very well-received and visually stunning experience.

It was a different year for me, being on maternity leave from the autumn. My daughter Beatrice was born in September and COVID-19 followed very quickly after my return in March. Writing this review, having not been in any of our museums in a normal way for a very long time, it feels very strange and I look forward to a time when we can again enjoy everything that our museums have to offer.

## Museum visitor numbers

	2018/19	2019/20*
Beckford's Tower and Museum	2,213	2,085
Herschel Museum of Astronomy	10,692	11,077
Museum of Bath Architecture	7,452	5,280
No.1 Royal Crescent	60,791	58,258

## Museum admissions income

	2018/19	2019/20
Beckford's Tower and Museum	£6,315	£6,740
Herschel Museum of Astronomy	£48,848	£60,628
Museum of Bath Architecture	£22,437	£25,740
No.1 Royal Crescent	£525,502	£521,253

\*excludes schools

## Jill Hunter, Facilities Manager

It was another busy year for repairs and maintenance across all four museums. At No. 1 Royal Crescent, despite poor spring weather, we managed to get the exterior woodwork painted on both sides of the building. The front door was painted (twice) by the film crew for the television dramatisation of *Bridgerton*, who wanted it blue, not cream. We upgraded the CCTV at No. 1 and improved security for staff and volunteers by installing a pager system. A hearing loop was also installed by the front desk.

Thanks to Bath Volunteer Centre, two groups of volunteers helped us. In late April seven HND students from Stourbridge Community College painted the railings at the Museum of Bath Architecture, using paint provided by the World Heritage Site Enhancement Fund. Then, on baking hot days in August, two groups from Altus Ltd, a Bath-based software company, painted all the railings at No. 1 Royal Crescent as part of their Community Challenge Days. Not only did they supply free labour but also paint, equipment and plenty of good humour.

Our volunteers painted the administrator's office at the Herschel Museum, the staircase to the basement level, the hallway and the gallery. Thanks to a donation from Herschel Infrared we now have a bespoke infrared panel heater in the reception area.

During warm fine weather in February we were able to carry out essential repairs to the walls of Southcot Cemetery and also work on the Handkerchief Tree and the Turkey Oak which were very overgrown.

Two ash trees are showing early signs of ash dieback which we are closely monitoring. We mostly apply a light touch to maintenance at Southcot, preferring to keep it as a haven for local wildlife.

Wet weather required work on all our buildings during the year. In April we repaired some of the external masonry at Beckford's Tower affected by water ingress over a number of years. It is hoped that this will tide us over until the planned conservation project commences.

Monsoon-like rain caused a hidden gutter to overflow at the Herschel Museum and a hole in the roof of the School House next to the Museum of Bath Architecture caused water to drip on the tenants. These problems have now been dealt with. At No. 1 Royal Crescent storms not only damaged the sedan chair but also caused a soil pipe in the roof to lift, letting water into the Brownsword Gallery. What started as a small leak eventually caused the ceiling to collapse partially, so the gallery had to be closed for a period. These problems occurred as a result of historic amounts of rain, despite constant vigilance and maintenance.

My thanks go to all volunteers who have helped in 2019, particularly Collin Carr and Kerri Sant, the team of John Gilpin, John Knapper, Dave Pippard and Terri Bell who help with winter maintenance at No. 1 Royal Crescent, Bath Volunteer Centre and the groups from Altus.



*Jill hard at work with student volunteers from Stourbridge Community College, painting railings outside the Museum of Bath Architecture and Bath Preservation Trust offices*

# BPT Curatorial Overview

Dr Amy Frost, Senior Curator

The day-to-day work of caring for and conserving our collections relies on good procedures and documentation. As we have now settled into the new curatorial structure across all museums, we spent time in 2019 on fundamental tasks to bring all four in line with each other. This involved revising environmental monitoring procedures, making new inventories of the collections and working out what documentation backlogs we might have.

We are guided by the UK collections management standard, Spectrum, alongside other advice and guidance. The process was aided by last year's South West Museums Development grant towards a new light monitor as well as strategically planning budgets around what materials we need and what equipment might require upgrading.

We still have some work to do to clear backlogs and ensure that everyone is working from the same procedural manuals and policy statements, but this is something that will continue as we look at renewing the Accredited status of all the museums, under the Arts Council Accreditation Scheme, which is the UK industry standard for museums and galleries.

New acquisitions are always one of the most exciting events for museums and in 2019 we saw a series of these, through purchase, gift and loan. At Beckford's Tower a collection of early 20th century postcards of the Tower were offered on a long loan to feature in the *Pictures and Postcards* exhibition and we managed to pick up a few more for very little cost on eBay. Sometimes small images can offer huge amounts of information, and early views of the Tower help us piece together changes made to the building.

Slightly larger in scale were two paintings lent to No.1 Royal Crescent to replace three Thomas Lawrence pictures that returned to their owners. The new works, from a private collection, are by one of the foremost Georgian portrait painters, Allen Ramsey, and are of Peter and Amy Burrell. They now hang on the staircase wall in the house, which also saw three 20th century portraits enter the collection.

As part of our *Image Control* project we commissioned local artists Zoë Woolley, Jan Dunning and Broose Dickinson to capture an imagined likeness of No.1's 18th-century resident Henry Sandford. Each artist created a contemporary portrait using different techniques and materials.

Another new commission joined the Herschel Museum collection during the year. It is a fantastic model of the Herschel Space Observatory made by Rebecca Gallo. Each of these new acquisitions enhances the collections and helps us better tell the many stories our museums have to offer.



*Allen Ramsey paintings at No.1 Royal Crescent*



*Three new commissions as part of the Image Control project at No.1 Royal Crescent: imagined likenesses of the house's 18th-century resident, Henry Sandford*



*Rebecca Gallo model of the Herschel Space Observatory at the Herschel Museum*

# No. 1 Royal Crescent

Lizzie Johansson-Hartley, Museum Manager

Image was the theme across the museums in 2019. At No.1 Royal Crescent we staged an exhibition, *Image Control: The Power of Perception Then and Now* (13 April 2019 – 1 January 2020).

It was supported by Arts Council England and the National Lottery Heritage Fund and looked at the use of portraits to create and curate identity in the Georgian period and how that related to modern social media.

We borrowed paintings from the Holburne Museum and Victoria Art Gallery. We were also lucky to have on loan newly-conserved portraits from the Royal United Hospital collection, in particular a fantastic self-portrait in pastel by William Hoare.

We wanted to encourage young people and families to the exhibition, so invited visitors to dress up and create their own Georgian selfies, as well as build a conversation piece.

Throughout the house, students from Bath Spa University Drama course recreated characters from Henry Bunbury's 1787 engraving *The Long Minuet as Danced at Bath* and posed for a modern-day version of the original image.

We commissioned new artworks for the project, something we had not done before. Thanks to information and images generously provided by a living relative of the house's first resident, William Sandford, three local artists were able to use a variety of materials to imagine what he might have looked like. The results were an oil portrait in the Dining Room, a plaster bust in the Parlour and a pin-hole camera photograph in the Gentleman's Retreat. (See more about these new works in the Curatorial overview on page 24.)

At the end of the year we welcomed visitors with new *Christmas Through the Ages* displays. Each room was decorated to show different aspects, starting with the elegant simplicity of the Georgians' flowers and greenery, then the Victorians' heavily-decorated trees, stockings and cards. Wartime Christmases, with



*Minuet Mayhem, Bath Spa University Drama students*



*Christmas at No.1 Royal Crescent*

homemade decorations and presents, gave way to the extravagantly colourful 1960s and 70s. A highlight was the Servants' Hall, beautifully transformed with decorations handmade from recyclable materials as we explored how current sustainability and environmental concerns create new traditions. A huge thanks to all the amazing volunteers whose creativity, vision and hard work made Christmas at No.1 so special.

Throughout the year, our fantastic team of staff and volunteers provided visitors with a great experience and we thank everyone for their commitment, support and hard work.



*Image Control exhibition, William Hoare self-portrait on loan from Royal United Hospitals NHS Foundation Trust*

## The Shop at No. 1 Royal Crescent

Although we did not hit our target for retail at No. 1 Royal Crescent in 2019, we made good progress developing product selection and visual merchandising.

We said farewell to Mari-Liis Konts who managed the shop for five years, working hard to take it forward and build a team of volunteers. However she continued to work in the Trust finance department and we thank her for her time at No. 1. We would also like to thank the shop volunteers for their help and support.

Tim Beale, Administrator for the Museum of Bath Architecture, took on a short-term commercial role to support retail and other enterprises across the museums, enabling us to trial different approaches which we are evaluating.

Our busy periods continued to be May, July and August, with December also proving good, although not as successful as we had hoped.



*The No. 1 Royal Crescent shop at Christmas*

# Museum of Bath Architecture

Tim Beale, Museum Administrator

2019 saw us exhibit the winning and shortlisted images from the first *Architectural Photographer of the Year* competition. This was split into three categories: architecture of Bath, architecture open and open junior. The exhibition drew a great deal of interest and featured in local press and national photography magazines.

In June we opened *Taking on History*, an exhibition of work produced across our four museums by schools and outreach projects. They included the Gardener's Lodge Art Group, St Andrews School, Snap & Stroll, Fresh Art and Age UK. This recognised the work produced over the first part of the year.

Events began with a series of acoustic evenings with Bath University's music society. Each evening of eight acts gave a platform for talented young musicians who had never performed in front of an audience before.

We welcomed back Din Ghani's Musique in the Ayre concerts of Baroque soprano and lute duets. The chapel's acoustics are ideally suited to many types of music, from Baroque to contemporary folk, so we are always looking for a variety of genres. Eastern Strings certainly offered something different with their mix of traditional Middle Eastern music and jazz played on the double bass and oud (a precursor to the lute).

One of our most popular events of the year proved to be the photo walks. Packed full of hints and tips to improve picture-taking skills, the events took photographers to look at the architecture across Bath, from Medieval to Georgian.

Expanding on our first holiday Lego challenges in 2018, we ran these family activities during the summer with great success. The level of skill shown by children (and adults) was astounding; some future architects, no doubt.

The museum remained a popular place to volunteer, especially for students on the conservation masters course at Bath University – we were lucky to have four for the year – and we thank all staff and volunteers who supported us.

In partnership with the World Heritage Site Enhancement Fund and Stourbridge College, we invited their students for a team-building exercise in volunteering.

They spent two days redecorating gates and railings, a much-needed job that would not have otherwise been done because of lack of time and funds. The students had a great time and worked well together.



Artwork from Taking on History



Architectural Photographer of the Year, Bath category winner by Alison Brooks

# Beckford's Tower and Museum

Courtney Fleming, Museum Administrator

In 2019 we received the amazing news that our National Lottery Heritage Fund bid had been successful, securing funds for Round One of our conservation project to repair Beckford's Tower and reunite it with its original landscape.

Our priority now is to raise money for partnership funding. We are thrilled Victoria Northwood, who stepped in as maternity cover for our Director of Museums, became our temporary part-time Project Director and is now working alongside Simon Butler, the new Capital Works Director. Work on the project has focused on research, with Dr Amy Frost examining the Beckford archive in Oxford's Bodleian Library. In addition, we have completed some emergency repairs and are now outlining the activity plan with the COVID-19 emergency in mind, considering its impact on our timetable and schedule of works.

Our exhibition in 2019 at Beckford's Tower was *Pictures and Postcards: Beckford's Souvenirs* (2 March – 22 October). It explored how Beckford captured his travels before the invention of photography, employing artists and recording his own memoirs in journals and letters. The project also invited visitors to take away a postcard and send it to us from wherever they lived. We received hand-drawn images of Tower objects posted from Wiltshire and Somerset. By asking various friends and relations to leave cards in random places on their travels abroad, we also received cards from Italy, Portugal and France – all countries Beckford visited.

Once again, we had a successful season and visitors enjoyed their time at the Tower. This is thanks to the hard work and passion of our volunteers to whom we are very grateful.



Postcards sent to the Tower from the UK and abroad as part of the exhibition

Below: View from the cemetery, part of the landscape setting of Beckford's Tower



# Herschel Museum of Astronomy

Joe Middleton, Museum Administrator

Our exhibition, *Invisible Light*, celebrated William Herschel's 1800 discovery of infrared radiation, its influence and use in present-day astronomy and life. We showed Herschel's original notes and instruments used in his experiments for the discovery, models of the IRAS (Infrared Astronomy Satellite) and Herschel infrared space observatory, including images taken by them, as well as infrared cameras. Loans came from the Royal Astronomical Society, Science Museum and The Royal National Mineral Hospital For Rheumatic Diseases. Special thanks go to Dr Bob Fosbury for presenting a video which further explained Herschel's discovery.

The events programme, in collaboration with the William Herschel Society and Bath Astronomers, allowed the museum to host observing sessions throughout the year. Events included the 50th anniversary of the moon landing in July and popular lectures at the Bath Royal Literary and Scientific Institution. The museum hosted Bath Astronomers meetings and talks.



The 2019 exhibition Invisible Light



The team at the Museums + Heritage Awards

A number of primary schools, home school and Brownie groups booked *Amazing Astronomy* and *Spectacular Space* workshops. Holiday workshops had infrared themes, including during October's Museums Week. In February, Bath Spa Conservation students worked towards their degree, drawing floor plans and interior details of the building. In April the museum, working with Bath Spa University media students, produced a short documentary about the Herschels and their house.

The Starseekers education project, funded by the Ernest Cook Trust, continued to develop, run by the Herschel/BPT learning team with support from Bath Astronomers and museum volunteers. It incorporated hands-on activities, talks and telescope observing sessions, both at the museum and in schools. In 2019 the museum was awarded a grant from the Science and Technologies Council, for the Sparks project to upgrade the cinema for education and events, including hiring an inflatable Planetarium for future workshops.

It was a great year for recognition from the museum, heritage and business sectors. In May the museum's 2018 exhibition *The Wonder Women of Space* and the programme produced for it were declared the 'limited budget' project of the year in the Museums + Heritage Awards. In November the museum won three awards: gold medal for 'small visitor attraction' in the Bristol, Bath and Somerset Tourism Awards, a special commendation for 'leisure and tourism' in the *Bath Chronicle* Business Awards, and a Sandford Award for excellence in heritage education.

We would like to express our sincere thanks to all the Herschel volunteers and staff and for the support of the Herschel Society and Bath Astronomers in making 2019 a successful year for the museum.

# Volunteers

Claire Dixon, Director of Museums & Deputy Chief Executive

During the year we focused on key themes highlighted by our annual volunteer survey: recruitment, communication and training.

We continued our volunteer recruitment open days and worked closely with B&NES Community Volunteer Services at Bath Central Library. We also encouraged students to promote volunteering on internal university social pages.

We have been working closely with the Volunteer Forum representing our volunteers, to consider how to improve communications with them. Our thanks to volunteer Rosemary Snook for uploading all our volunteer data to a new, central database. This means that all Bath Preservation Trust volunteers can be contacted simultaneously, which will help our efforts to ensure consistency across the organisation.

Our volunteer training and lectures with a variety of speakers and topics were again well attended, and there were some great social events.

Both senior staff and trustees worked closely with the Volunteer Forum in 2019 to help shape the future of the organisation and ensure a broad volunteer view is heard and reflected. I would like to thank forum members for their valued feedback, constructive criticism and considered advice, which informs us as we take significant decisions for the organisation.

As always, we would like to say a huge thank you to all volunteers across the organisation. Their contributions strengthen us, enhance the experience we offer visitors and have a positive impact on our reputation. We are very grateful for their time, support and contribution to our core work, especially during these recent more challenging times.



Vi, a member of the Christmas team, prepares the grand staircase every year and does an amazing job



Volunteer Alan Williams's guided walks around Bath as part of our training programme are always popular and well attended



Volunteer Christmas party at MoBA



# Learning and Engagement at the Trust's Museums

Polly Andrews, Learning and Engagement Officer

## Schools

We continued to hold many sessions for schools in 2019 and saw an increase in bookings, which was great news as numbers had dropped during 2018. A significant factor was the coach fund, generously supported by many members and other donors.

Through this fund we have been able to engage with many more local schools who would not otherwise have been able to afford to bring their children. Our thanks to those who have supported this work.

Our most exciting achievement for our schools work was winning the Sandford Award for excellence in curriculum-linked opportunities at the Herschel Museum for the first time. We also succeeded in renewing the award for No.1 Royal Crescent. We attended the awards ceremony in November and had a fabulous time.

## Families

Family activities in 2019 included *Crazy Portraits* and making bonnets and bicorns, which all linked to the year's image theme. Pocket making had our visitors thinking about what the Georgians might have kept in their secret pockets. Across the year we engaged with more than 8,000 families. Additionally, our World Heritage Day talks, tours and stone carving at Green Park Station attracted about 800 visitors.



The Herschel Museum receives the Sandford Award

We continued working with Bath Astronomers at the Herschel Museum of Astronomy, holding several stargazing and solar gazing events, including a talk from Dr Bob Fosbury on infrared telescopes.

At the Museum of Bath Architecture we held workshops and courses for those wanting to learn more about photography. We also engaged younger audiences in how modern technology is used to create architectural drawings and images.

At Beckford's Tower our new children's trail, encouraging young people and their parents or other accompanying adults to explore the museum and William Beckford's story together, proved very popular.

## Higher Education

We worked closely with Bath Spa University Drama Department whose students used Charles Miller's research into the identities of the characters in a picture attributed to Henry Bunbury in the No.1 Royal Crescent collection called *Long Minuet as Danced at Bath, 1787*. This enabled the students to bring the characters to life in an informative and engaging way when they performed in costume to entertain visitors at a special event at No.1 in May.

## Community Engagement

An outreach talk with Age UK about Beckford's Tower, which included handling objects, was part of our continued working with other community groups. The Age UK Culture Club also visited the Herschel Museum's infrared exhibition, *Invisible Light*, and No. 1 Royal Crescent's *Image Control* exhibition. We have gone out to groups for talks and sessions, as well as hosting stargazing workshops, including one on the Transit of Mercury. Our involvement with the Pathways to Wellbeing project led by the Holburne Museum continued and the Tea and Recollection project for people with dementia and their carers took place in April and May.



Above left: dressing up as part of the No.1 Image Control exhibition

Above: artworks created throughout the year in the Taking on History exhibition



Bath Spa students performing 'The Long Minuet'

# Marketing and Social Media

Janey Abbott, Marketing and Communications Officer

We carried out two large marketing campaigns, for the summer and Christmas openings, in 2019. They included large advertisements at the railway station, advertisements on the rear of buses and work with Visit Bath, feeding into its various tourist campaigns throughout the year.

This was in addition to our usual museum leaflets, posters, and print and online advertising. We also worked with the Roman Baths on a joint campaign for late opening in the summer.

We delivered our regular newsletter to over 800 subscribers and also continued to engage visitors with content, event and other information on our social media channels.

An extremely useful achievement this year was working with an intern to complete a full audit of our social media accounts. This enabled us to review those we follow and those who follow us.

We then took a much more strategic approach to those we approached and contacted, including media contacts, subject specialists relevant to each museum and others who could promote our content further. We will continue to be informed by this work.



Above: BPT advertisement at Bath railway station

Left: Image Control poster

# Membership and Trust Tours

Alison Coleman-Smith, Membership Engagement Officer

We saw an increase in members during 2019 and continue to be grateful for all the support they give us each year, whether financial or in time. Members enjoyed a variety of events and at the beginning of December more than 100 joined BPT staff for our celebratory Christmas Drinks at the Museum of Bath Architecture. A great time was had by all and our thanks to the volunteers and staff who helped kick-start the festive season.



Members enjoying the Christmas Drinks



Staff helping at the Christmas Drinks

## Trust Tours 2019

Our ever-popular Trust tours and walks were once again a highlight of membership benefits. Many long-standing and new members joined us on these trips and we are so grateful to Peta Hall, Joy Burt, Jan Hull and Andrew Butterworth who helped organise and lead these.

### Encombe House, Dorset 16 May 2019

On a sunny day in May, 46 members set off to Encombe, via Blandford Forum. Encombe House nestles in hills and woodlands and its 2,000-acre estate, just behind Corfe Castle, reaches out to the sea. Met by owners James and Arabella Gaggero, we split into groups to see the house and gardens. Tea and delicious cakes, baked by Arabella, were served in the Temple overlooking the lake.

The house has been painstakingly stripped back and restored by local craftsmen, using local materials where at all possible. The gardeners showed us the wild, formal and kitchen gardens which were beautifully kept by just the two of them.

With the family's connection to their great uncle, Major Bernard Cayzer, who gave No. 1 Royal Crescent to Bath Preservation Trust in the 1960s, this really was a very special visit, particularly as the house is not open to the public.

The family still generously supports the Trust's work today. We all came away thinking this visit would be hard to match and that we would remember Encombe and our excellent hosts fondly for years to come.



### Oxford 20 June 2019

Members went on a fascinating trip to a major development site in the centre of Oxford. The Radcliffe Observatory Quarter is being created around the old Radcliffe Infirmary, built in 1761, and the stunning Grade 1 listed Radcliffe Observatory, designed and built by James Wyatt and Henry Keen between 1772 and 1794. We visited these buildings and then walked the site before finishing up at the exciting contemporary Blavatnik School of Government building, designed by Herzog and de Meuron (designers of the Bankside redevelopment for Tate Modern). The tour was led by Stephen Dawson from Oxford Preservation Trust, to whom we are grateful for facilitating the day.



*Radcliffe Observatory*



*Blavatnik School of Government*

### Upton House 2 July 2019

Following a mid-morning stop in Tetbury we drove the short distance to Upton House at Tetbury Upton. After walking from the main road, across cattle grids through parkland and a vast array of trees, we were greeted by owner Roger Seelig on the steps of the house. "There are 50 of you!" he cried (he had of course been told the number). No problem, we divided into two groups: one went off to the gardens with Roger's partner Clare while he enthusiastically showed the others the home he had so painstakingly restored. Built in the 1750s, the house features a double-storey hall with the finest of plasterwork, attributed to Joseph Thomas. A new wing has also been added – a bold piece of new Classical design. The owners very kindly gave us tea and homemade cakes on the terrace at the front of the house before we left; it was a perfect setting and a chance to talk to Roger and learn more of his life at Upton.



### West Horsley Place via Polesden Lacey 11 September 2019

Although this was a longer journey than usual it was well worth it. We stopped on the way at the magnificent National Trust property, Polesden Lacey. Set in glorious parkland in the Surrey Hills, this former home of socialite Margaret Greville now houses a treasure trove from her time, with priceless collections of majolica and Fabergé.

After lunch at Polesden Lacey, a short drive took us to West Horsley where our large coach parked beside a collection of derelict barns and we could immediately see that work was in progress. The spectacular red-brick manor house was being used by the BBC that day and filming took place around us as we were met by our knowledgeable guide, Clare Clinton.

West Horsley Place was left to Bamber Gascoigne in 2014 by his godmother and great aunt, Mary, Duchess of Roxburghe. He and his wife decided not to sell this crumbling pile, but take it on as a restoration project – in his early 80s – and form the Mary Roxburghe Trust. After initial fundraising secured £5 million it was estimated that a further £7 million would still be needed. Grange Park Opera, now summer tenants, built an opera house in the grounds.

The staff showed us around with such passion for the project that we were truly sucked into the life of this wonderful house. New loos had been installed in 2019 – very modern, but fitting perfectly into their historic setting. Drinks and biscuits on the return coach home were welcome after a long, but most enjoyable and extraordinary day.



## Members Walks 2019

We enjoyed three different walks last summer and our thanks go to Andrew Butterworth, Stuart Burroughs, Dr Amy Frost and Roland Symons for their time, energy and passion for sharing their knowledge.

### Bathampton

The Bathampton walk was led by Stuart Burroughs, Director of The Museum of Bath at Work, who was born and bred in the village. The walk started by the mill where some of the party disembarked after taking the boat from Pulteney Weir. The focus was, unsurprisingly, work – Harbutt’s plasticine factory, the stone quarries on Bathampton Down, the impact of the canal and railway on the village and the range of agriculture in the surrounding area. As always, Stuart’s anecdotes were both entertaining and informative.



*Bathampton walk 2019*

### Beckford and the Ensleigh Development

Trust curator Dr Amy Frost led two fascinating walks on the heights of Lansdown and, in particular, the new developments at Ensleigh. Starting in the Park and Ride car park, we took the footpath along the ridge to Beckford’s Tower, with magnificent views over the western expansion of Bath and the Avon Valley stretching towards Keynsham. It is hoped this footpath will be signposted in the future for visitors to the Tower. Amy then led us through the new housing development on the former Ministry of Defence Ensleigh site, which is already providing new friends and supporters for the Tower.

### The Boast of Heraldry in Bath

Those fortunate enough to attend the walks focused on heraldry, led by Roland Symons, were dazzled by the sheer number and variety of coats of arms around the city and by Roland’s expertise in explaining them. Some were prominent and well known, such as those on the magnificent West Door of Bath Abbey and the royal coat of arms above the original entrance to the Theatre Royal in Beauford Square. Others were hidden and were a surprise. The event ended with Roland’s rendition of the Max Bygraves song, *Gilly Gilly Ossenfeffer Katzenellenbogen by the Sea*, by the obelisk to William, Prince of Orange in Orange Grove – because, believe it or not, the lyrics are all there in the coat of arms.

# World Heritage Site Enhancement Fund

## Ainslie Ensom, Fund Administrator

The WHSEF initiated or supported a range of projects to restore, promote and enhance the World Heritage Site of Bath, often with the much-appreciated help of volunteers and local residents.

### Restoration of the original cascade in the upper Prior Park lake £7,500

Part of a £2.2m scheme funded by the National Trust for the conservation and repair of the dams and lakes below the iconic Grade I-listed Palladian Bridge. An ornamental stepped cascade of vermiculated stone in the centre of the upper dam has lain concealed for many years, and with assistance from the WHSEF it is to be conserved and restored in its original position.

### City Trail re-print £2,174.12

Print and distribution of a further 25,000 leaflets in and around the city. This self-guided walking tour of Bath gives an insight into the city’s architecture and history and the significance of the Outstanding Universal Values of the World Heritage Site.

### Nelson Trail re-print £805.25

Printing and distribution of 20,000 leaflets, with 60 per cent of the cost paid by The Nelson Society. The connection with The Nelson Society through the trail brought their annual conference to Bath Royal Literary and Scientific Institution in 2019.

### Replacement of a missing urn in Parade Gardens £1,385

The missing urn was one of a pair mounted on stone pillars in a central position in Parade Gardens. The B&NES Parks Department contributed an additional £500.

### Bathscape Delivery Phase: Views and Vistas Project £7,500

Match funding for the National Lottery Heritage grant for the Bathscape Project intended to protect and enhance Bath’s important landscape setting, improve access, raise awareness of its significance and provide health benefits. The overall budget is just over £2m. The WHSEF contribution will support the £24,000 section of the project directed towards protecting important views and vistas of the city.



*Bath's green landscape setting*



*New urn in Parade Gardens*

### Painting railings and ironwork at the Countess of Huntingdon's Chapel £266.94

The cost of paint and equipment provided for a volunteer initiative. The painting was carried out by students of Stourbridge College, who were looking for a heritage project to support as part of their Public Services course.

### Contribution to Stone Mines memorial in Firs Field, Combe Down £3,000

As a memorial to Ralph Allen's stone mines beneath Firs Field, the Combe Down Heritage Society organised the installation of an inscribed Bath stone bench beside the head of an old mine shaft. The estimated overall cost is £9,096.00.

### Repairs to stone and ironwork at Walcot Passage £11,232.00

The first part of a wider project to repair and re-light the picturesque and well-used Walcot Steps passageway, from the Paragon to Walcot Street. The dilapidated stone and iron work at the upper entrance has been cleaned, repaired and conserved, with support of local residents.

### Restoration and conservation of incised street signs in Bladud's Buildings £5,150.00

The second phase of the Walcot Steps programme. Two incised signs at each end of Bladud's Buildings were restored, in one case from near invisibility. In 2019 the WHSEF restoration of historic street signs in Bath reached two milestones – the conservation of the 50th sign and a Georgian Group Architectural Award recognising the programme's contribution to the city's streetscape.

### Elim Church Quinquennial review £2,520

Funding for a professional survey to enable the Grade II\* listed church, designed by Goodridge and Sons in 1854, to access further grants for essential repairs from other funding sources.

### Granville Road Tree Planting to mitigate impact of development on Bath's skyline £560

The first phase of the planting of saplings and shrubs, with accompanying protective fencing, has been accomplished, and the plants are thriving. Total planned expenditure over five years will be £10,000.

For information or to suggest a project, please contact Fund Administrator Ainslie Ensom [whsef@bptrust.org.uk](mailto:whsef@bptrust.org.uk)



Ironart of Bath's Cecilie Robinson, Walcot Steps



Iain Cotton painting at 15 Bladud's Buildings

## Overview of the Trust's Finances for the Year

Diane Aderyn, Chair, Finance Committee

What a difference a year-end makes. BPT's balance sheet ended this financial year looking healthy, in part due to a long run of strong performance on investments, measured for this report just before the global impact of COVID-19 had started to bite. Our success in 'landing' substantial filming income also boosted the overall income of Bath Preservation Trust. Behind this positivity lay another year of relative stasis in visitor numbers (except at the Herschel Museum of Astronomy, which continued a strong performance) and a concern in our minds at the turn of the year about the impact that Brexit might have on domestic and international tourism and the British economy.

My report last year recognised the need for diversification of income in order to make the organisation more sustainable, and at one level the new income from filming represents success in doing this. BPT also commissioned a report to examine the potential for more commercial earnings and this report highlighted the need to ensure we charge appropriately for our services, to run our shops more commercially, to consider a more diverse events portfolio, and to consider more premium events. But it is not easy to achieve these changes in a short timescale.

Everyone reading this report will recognise, however, that these suggestions and issues pale into insignificance compared with what the auditors would call 'a significant post-balance sheet event'. We do not yet know the final impact of the COVID-19 crisis on the finances of the Trust, but we do know that a 95 per cent drop in income is a far bigger challenge than the organisation has had previously to deal with. Our reserves help, but our pockets are not sufficiently deep to ride out this storm easily. Our approach will continue to be prudent and with a long-term focus in order to survive.

This year more than ever, I should like to thank all our staff and especially the finance staff who hold the fort so ably from day to day.

### Detailed Financial and Operational review

Total Unrestricted income for the year before investment income was £882,265, a decrease of £73,908 from 2018/19, mainly due to the receipt of legacies of £142,694 in 2018/19.

- Museum income was up by 5.0% this year, at £711,419 for the year (prior year £677,308).
- Income from trading activities was £126,659 (prior year £97,903). The majority of this related to sales in the shop at No. 1 Royal Crescent, including income from filming.
- Membership income showed a decrease of 6.8% on the prior year to £24,778 for the year.
- Donations, legacies and grants were £137,662 for the year of which £19,409 were unrestricted (prior year £263,738 in total, including legacies of £142,694).

Total Unrestricted expenditure for the year was £935,535, a small increase of £2,808 from 2018/19.

- Salaries remain the largest element of unrestricted expenditure at £517,733 for the year, an increase of £18,137 (3.6%) from 2018/19.
- Premises costs are the second largest category of the Trust's expenditure, amounting to £155,282 during the year.

Income from investments for the year was £88,607, comprising £67,952 of rental income and

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£20,655 of investment income and bank interest (prior year £69,010 and £19,433 respectively). Within Restricted Funds, income of £113,253 was received and £137,661 was expended as detailed in note 6 of the Summary Financial Information.

- Ongoing *The Whole Story* costs were £22,776 for the year (prior year £22,776). These costs relate to the depreciation of assets capitalised as part of *The Whole Story* project, the refurbishment of No. 1 Royal Crescent in 2012/13, which are being written off over their useful lives.
- Total expenditure of the World Heritage Site Enhancement Fund for the year was £54,278 (prior year £40,397). This comprised The Bath Preservation Trust's total contribution of £5,000 plus £49,278 of other direct costs.
- Across The Bath Preservation Trust and The Herschel House Trust, £23,926 was spent on exhibitions funded by the National Lottery Heritage Fund and Arts Council.

Investments performed well in the year, with a gain in value of £70,063 compared to losses in the prior year of £40,775.

As a result of the above, total funds at the end of the year increased by £85,992 to £2,655,522, comprising an increase in Unrestricted Funds of £105,400 and a decrease in Restricted Funds of £19,408.

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# The Bath Preservation Trust Limited and its Subsidiaries

## Summary Financial Information for the Year Ended 31 January 2020

### 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 31 January 2020, 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 44-51 has been extracted from the accounts in order to provide a picture of the income arising from and expenditure on The Bath Preservation Trust's various activities during the year to 31 January 2020, 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 2020 which were approved by the Trustees on 21 May 2020 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

● see note

Unrestricted Funds					Restricted & Endowment Funds (£)	Total 2020 (£)	Total 2019 (£)
Bath Preservation Trust (incl No. 1 RC (Bath) Ltd) (£)	Beckford Tower Trust (£)	Herschel House Trust (£)	Total Unrestricted Funds (£)				

### Unrestricted Funds

#### Income & endowments before investment income:

Museums - admissions	618,011	10,163	62,373	690,547	-	690,547	655,289
Museums - other income	18,430	1,120	1,322	20,872	-	20,872	22,019
Museums - shop sales	116,910	958	7,828	125,696	-	125,696	95,845
Museums - wedding income	-	963	-	963	-	963	2,058
Friends' membership schemes	24,778	-	-	24,778	-	24,778	26,596
Grants, donations and legacies	15,212	724	3,473	19,409	-	19,409	154,366
<b>Total income &amp; endowments before investment income</b>	<b>793,341</b>	<b>13,928</b>	<b>74,996</b>	<b>882,265</b>	<b>-</b>	<b>882,265</b>	<b>956,173</b>

#### Expenditure on operations:

Salaries (Unrestricted Funds)	464,137	12,793	40,803	517,733	-	517,733	499,596
Shop purchases	37,316	446	3,539	41,301	-	41,301	55,490
Other costs of generating funds	5,975	-	-	5,975	-	5,975	4,374
Rental property and investment management costs	26,094	1,836	2,776	30,706	-	30,706	20,376
Premises costs (incl. depreciation)	119,682	17,091	18,509	155,282	-	155,282	163,656
Costs of Museum opening	82,999	3,371	3,483	89,853	-	89,853	87,860
Membership costs	16,176	-	-	16,176	-	16,176	14,982
Administration and other costs	52,217	2,550	4,943	59,710	-	59,710	71,595
Governance - audit	10,310	909	1,414	12,633	-	12,633	8,755
Wedding costs	-	1,166	-	1,166	-	1,166	1,043
6 Trust contribution to WHSEF	5,000	-	-	5,000	5,000	-	-
<b>Total expenditure</b>	<b>819,906</b>	<b>40,162</b>	<b>75,467</b>	<b>935,535</b>	<b>5,000</b>	<b>930,535</b>	<b>927,727</b>

#### Net income/(expenditure) for the year before investment income

	(26,565)	(26,234)	(471)	(53,270)	5,000	(48,270)	28,446
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#### Investment income

Rental income	36,365	13,717	17,870	67,952	-	67,952	69,010
Dividends and interest	10,879	4,135	5,641	20,655	-	20,655	19,433

#### Net income / (expenditure) for the year after investment income

	20,679	(8,382)	23,040	35,337	5,000	40,337	116,889
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#### Restricted Funds

6 Income	-	-	-	-	113,253	113,253	104,372
6 Expenditure	-	-	-	-	(137,661)	(137,661)	(164,957)

#### Net income / (expenditure)

	20,679	(8,382)	23,040	35,337	(19,408)	15,929	56,304
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#### 4 Investment gains / (losses)

	40,310	16,106	13,647	70,063	-	70,063	(40,775)
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#### Total movement in funds

	60,989	7,724	36,687	105,400	(19,408)	85,992	15,529
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#### Fund balances brought forward

	1,204,121	212,411	140,005	1,556,537	1,012,993	2,569,530	2,554,001
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#### Fund balances carried forward

	1,265,110	220,135	176,692	1,661,937	993,585	2,655,522	2,569,530
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## Assets, Liabilities and Funds

● see note

	Bath Preservation Trust (incl No. 1 RC (Bath) Ltd) (£)	Beckford Tower Trust (£)	Herschel House Trust (£)	Totals at 31 January 2020 (£)	Totals at 31 January 2019 (£)
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### Fixed Assets

#### Tangible fixed assets:

1 Freehold land and buildings	774,969	-	-	774,969	774,969
2 Museum exhibits	46,433	391,831	44,634	482,898	482,898
3 Other tangible fixed assets	50,072	126	11,361	61,559	96,556
4 Investments	481,100	175,306	110,383	766,789	697,669
	1,352,574	567,263	166,378	2,086,215	2,052,092

### Current Assets

Shop stock for resale	19,438	674	1,905	22,017	21,236
Debtors	11,761	1,960	8,383	22,104	24,085
Bank balances	399,209	168,489	44,101	611,799	555,174
	430,408	171,123	54,389	655,920	600,495

#### Creditors: falling due within one year

	(78,902)	(4,276)	(3,435)	(86,613)	(83,057)
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#### Net current assets

	351,506	166,847	50,954	569,307	517,438
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#### Total assets less current liabilities

	1,704,080	734,110	217,332	2,655,522	2,569,530
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### Unrestricted funds

Designated: invested in property	542,978	-	-	542,978	542,978
Designated: future maintenance	190,878	194,535	127,439	512,852	487,642
Designated: Carl and Jeanette Mays fund	116,535	-	-	116,535	116,535
Designated: loss of income	219,524	-	49,253	268,777	232,452
Designated: operating costs	-	25,600	-	25,600	24,500
Undesignated: free reserves	195,195	-	-	195,195	152,430

5 Total unrestricted funds	1,265,110	220,135	176,692	1,661,937	1,556,537
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### Capital - Permanent Endowment Fund

	231,991	59,135	-	291,126	291,126
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6 Restricted funds	206,979	454,840	40,640	702,459	721,867
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	1,704,080	734,110	217,332	2,655,522	2,569,530
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## 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 National Lottery Heritage Fund has taken a charge over the Trust's property at No. 1 Royal Crescent, which will be discharged after twenty-five years.

### 2 Museum Exhibits

Donated heritage assets: it is the policy of the Trust not to capitalise donated heritage assets held in the collections of the Trust, Beckford's Tower (which was donated to The Beckford Tower Trust in 1972) or 19 New King Street (which was donated to The Herschel House Trust in 1987). These items are in effect inalienable except insofar as the limited acquisitions and disposals policy permits, held in principle in perpetuity, and are mostly irreplaceable, and any financially based valuation would be misleading to the value and significance of the material culture involved.

The Trust has a clear duty to care for and make available these assets for the enjoyment and education of the public as far as is possible, commensurate with the long-term care of these items. The highest possible standards of collection management are applied, and the catalogues are made available as widely as possible to facilitate all enquiries and requests for information, subject to appropriate security and data protection guidelines. All the Trust's museums have Accredited status.

Purchased heritage assets: heritage assets purchased by the Trust after 1 March 2005 are recorded at cost and have not been depreciated, as they are deemed to have indefinite lives and are reviewed annually for any impairment. These assets are managed with the same care and rigour as any other items in the collections, and are intended as permanent additions to the collections.

### 3. Other Tangible Fixed Assets

During this financial year, £1,861 was spent on extending the telephone system at the Museum of Bath Architecture and £5,173 on a CCTV upgrade and personal security measures at No. 1 Royal Crescent museum.

### 4. Investments

	Bath Preservation Trust (incl No. 1 RC (Bath) Ltd) (£)	Beckford Tower Trust (£)	Herschel House Trust (£)	Totals at 31 January 2020 (£)	Total 2019 (£)
Valuation: at beginning of the year	439,897	161,036	96,736	697,669	835,943
Cash withdrawn during the year	5,940	-	-	5,940	(90,480)
Investment management fees	(5,047)	(1,836)	-	(6,883)	(7,019)
Surplus / (deficit) arising on revaluation	40,310	16,106	13,647	70,063	(40,775)
Valuation: at end of the year	481,100	175,306	110,383	766,789	697,669

### 5. Unrestricted Funds

	Revenue surplus/(deficit) (£)	Investment gains (£)	Transfers between funds (£)	Movement during the year (£)	Balance brought forward (£)	Balance carried forward (£)
No. 1 Royal Crescent (Bath) Ltd	30,047	-	(31,360)	(1,313)	3,806	2,493
Beckford Tower Trust	(8,382)	16,106	-	7,724	212,411	220,135
Herschel House Trust	23,040	13,647	-	36,687	140,005	176,692
Retained in subsidiaries	44,705	29,753	(31,360)	43,098	356,222	399,320
Bath Preservation Trust	(9,368)	40,310	31,360	62,302	1,200,315	1,262,617
	35,337	70,063	-	105,400	1,556,537	1,661,937

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
	Invested in property (£)	Future maintenance (£)	Loss of income (£)	Operating costs (£)	Mays legacy (£)	Total designated (£)	Free reserves (£)	Total undesignated (£)	Unrestricted Funds (£)
No. 1 Royal Crescent( Bath) Ltd	-	-	-	-	-	-	2,493	2,493	2,493
Beckford Tower Trust	-	194,535	-	25,600	-	220,135	-	-	220,135
Herschel House Trust	-	127,439	49,253	-	-	176,692	-	-	176,692
Retained in subsidiaries	-	321,974	49,253	25,600	-	396,827	2,493	2,493	399,320
Bath Preservation Trust	542,978	190,878	219,524	-	116,535	1,069,915	192,702	192,702	1,262,617
	542,978	512,852	268,777	25,600	116,535	1,466,742	195,195	195,195	1,661,937

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 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 50 per cent 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 50 per cent of annual income, plus designated funds to cover the property assets and future maintenance costs.

In 2019, a legacy was received from Carl and Jeanette Mays who had a particular interest in conservation architecture. The Trustees designated the gift as 'The Carl and Jeanette Mays Fund' in their memory.

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 contributions/ transfers (£)	Expenditure incurred in the year (£)	Movement during the year (£)	Balance brought forward (£)	Balance carried forward (£)
<b>Bath Preservation Trust</b>							
Museum Exhibits	John Wood Instruments	-	-	-	-	26,160	26,160
	Bath in Time	-	-	-	-	3,764	3,764
Other Assets	MoBA display cases	-	-	(5,757)	(5,757)	23,028	17,271
	The Whole Story project	-	-	(22,776)	(22,776)	52,924	30,148
Activities	World Heritage Site Enhancement Fund	21,308	5,000	(49,278)	(22,970)	102,779	79,809
	Donations for Education	2,525	-	(1,755)	770	850	1,620
	B&NES	4,000	-	(2,422)	1,578	-	1,578
	Costumed Interpretation	-	-	(3,349)	(3,349)	7,629	4,280
	NHLF – PPIC exhibition	11,980	-	(7,289)	4,691	-	4,691
	AIM – Power of Perception exhibition	13,220	-	(11,903)	1,317	-	1,317
	BGS Cayser Charitable Trust	14,200	-	-	14,200	-	14,200
	Other grants & funding received	19,974	-	(14,500)	5,474	16,667	22,141
		87,207	5,000	(119,029)	(26,822)	233,801	206,979
<b>Beckford Tower Trust</b>							
Museum Exhibits	Cabinet	-	-	-	-	64,000	64,000
	Coffer	-	-	-	-	324,000	324,000
	Beckford book/letters	-	-	-	-	3,831	3,831
Activities	Cemetery costs	-	-	-	-	2,146	2,146
	Rimington Legacy	-	-	(101)	(101)	50,017	49,916
	Beckford Project Phase 1	11,650	-	(769)	10,881	-	10,881
	B&NES	2,000	-	(1,934)	66	-	66
		13,650	-	(2,804)	10,846	443,994	454,840
<b>Herschel House Trust</b>							
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
Activities	B&NES	2,000	-	(1,000)	1,000	-	1,000
	Ernest Cook	-	-	(1,675)	(1,675)	6,187	4,512
	Murray Foundation	-	-	(2,587)	(2,587)	3,530	943
	Royal Astronomical Society	-	-	-	-	8,974	8,974
	William Herschel Society	-	-	(912)	(912)	1,156	244
	School Visits	-	-	(200)	(200)	400	200
	NLHF – PPIC exhibition	4,220	-	(4,734)	(514)	-	(514)
	AIM Conservation Audit	-	-	(1,287)	(1,287)	-	(1,287)
	Spark Grant	6,176	-	(3,433)	2,743	-	2,743
		12,396	-	(15,828)	(3,432)	44,072	40,640
<b>Totals for the year</b>		<b>113,253</b>	<b>5,000</b>	<b>(137,661)</b>	<b>(19,408)</b>	<b>721,867</b>	<b>702,459</b>

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## The Bath Preservation Trust

### Museum exhibits

- **John Wood Instruments** – 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.
- **Bath in Time** – This relates to a grant received for the purchase and promotion of digital images, and all copyright related to them, of items in the Bath Preservation Trust collections that are listed and available to search and purchase on the Bath in Time website.

### Other asset

- **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.

### Operating activities

- **Bath World Heritage Site Enhancement Fund** – total donations and grants for the year amounted to £26,308 (prior year £26,152) and total expenditure was £49,278 (prior year £35,397). This leaves a closing balance of £79,809 to be carried forward, most of which has been earmarked to fund specific projects.
- **Donations for Education** – this primarily comprises a donation from the Medlock Charitable Trust towards the cost of continuing and expanding the educational work of the Trust with local schools and community groups.
- **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.
- **NLHF PPIC exhibition** – this is a National Lottery Heritage Fund grant towards the costs of the integrated exhibition programme held across the BPT museums in 2019.
- **Power of Perception exhibition** – this is an Arts Council grant towards the cost of the Power of Perception exhibition at No. 1 Royal Crescent.
- **BGS Cayser Charitable Trust** – these grants have been provided to support improvements to the visitor experience, collections care and the offer for families and young children at No. 1 Royal Crescent.
- **Other grants & funding** – these include grants from the National Lottery Heritage Fund and Bath and 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.

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## The 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.

During the year ended 31 January 2019 a book entitled *Letters to the right honourable Lord Brougham and Vaux presenting rambling details of a tour* was purchased. This book from Beckford's library includes notes by him but more importantly a drawing by Beckford for a piece of furniture at Lansdown.

### Operational activities

- **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 £101 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.
- **Beckford Project Phase 1** – a number of donations were received during 2019 towards the first stage of the *Our Tower – Discovering and reconnecting Beckford's Tower and Landscape* project which commenced in February 2020.

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## The Herschel House Trust

### Museum exhibits

Museum exhibits consist of heritage assets purchased for display in the museum.

### Operational activities

- **Bath & North East Somerset (B&NES) Council** – The grant was a contribution to the cost of exhibitions at the museum.
- **Royal Astronomical Society** – This relates to a grant towards the running costs of the museum.
- **NLHF PPIC exhibition** – This is a National Lottery Heritage Fund grant towards the costs of the integrated exhibition programme held across the BPT museums in 2019. Funds were held in The Bath Preservation Trust Limited to meet the year-end negative balance.
- **AIM Conservation Audit** – This grant from the Association of Independent Museums supported an audit of the collections care at the museum and was claimed from AIM after the year-end.
- **Spark grant** – This grant from the Science and Technology Facilities Council is a contribution to the cost of upgrading the planetarium and related visitor events.

### 7. Trustee Remuneration and Expenses

The Trustees did not receive any remuneration (prior year: nil); reimbursed expenses amounted to £nil (prior year: £24). The Trust purchased management liability insurance covering staff and Trustees at a total cost of £1,149.



We are a membership organisation  
and a registered charity

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