



BATH
PRESERVATION
TRUST

Annual Review

1 February 2020 – 31 January 2021



Company details and officers

Bath Preservation Trust Limited

Registered Office	No.1 Royal Crescent, Bath, BA1 2LR Charity Registered No 203048 Company Registered No 294789 Tel No: +44 (0)1225 338727 www.bath-preservation-trust.org.uk
Patron	His Royal Highness The Prince of Wales KG
Vice-Presidents	Adam Fergusson The Rt Hon. The Lord Patten of Barnes CH PC
Trustees	
Chairman	Thomas Sheppard Diane Aderyn OBE Robert Dunton Julie Finch David Hall Peta Hall Bruce Haines Robert Hellard Colin Johnston Rachel Johnston (resigned 31 January 2021) Tom Marshall Simon Morray-Jones Professor Robert Tavernor (resigned 2 July 2020) Victoria Thornton OBE
Chief Executive	Caroline Kay
Legal Advisors	Stone King LLP, Bath
Bankers	CAF Bank Ltd, Kent Lloyds, Bath
Auditors	Bishop Fleming LLP, Bristol
Financial Advisors	Quilter Cheviot, Bristol
Legal Status	Legal Status Company Limited by guarantee governed by the provisions in its Articles of Association Bath Preservation Trust is also sole trustee of the Beckford Tower Trust and the Herschel House Trust

Cover images: Two of over 250 photographs donated to BPT's *Bath in Lockdown* archive project:
A real rainbow of hope for BPT at No.1 Royal Crescent © Alkistis Koukoulou
A solitary figure leaps over Bath's World Heritage Site symbol © Caroline White

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Chairman's Report

The common experience for so many of us in 2020 was getting used to being isolated at home, away from wider family and friends, missing much of the reassuring pattern of life. We all experienced financial changes too, if only the much greater use of plastic rather than cash, and many experienced business or job insecurity. We also became more used to 'doing what we were told' and accepting the inability to make plans. All these pressures were felt by the Trust, its staff, trustees and other volunteers.

Money was an immediate concern because most of our income is from our museums: these had closed, with no real idea of when they could reopen viably. Good governance had ensured we had reserves for a rainy day and allowed us to plan properly and fairly from the start. In those early days we could not anticipate government grants and support, so we planned carefully. As it has turned out, we ended the year with reserves dented but in good financial shape, and with investments made for the future.

From the start we were determined that museum closures must not affect our core role as a guardian of our built heritage in Bath. That was just as well, because the planning process continued unabated, with both local applications and significant proposed changes to the national planning system. In the last year we have developed a more engaging and discursive online process for this work and the quality of our output has never been higher.

Usually our museums are open, so any change has to fit in when time and money allow. Closure, however, meant we had both the time and (with the support of government grants) the money to plan a major change to No. 1 Royal Crescent. Our new audio-visual facilities and routes within the house can now tell different stories of Georgian life against the backdrop of an accredited museum. Never again will visitors be able to say that having visited once there is no more to see.

Elsewhere the Herschel Museum has developed outdoor astronomy and a growing level of educational opportunities and interest. At Beckford's Tower the innovative *Our Tower* project to reconnect the building with its landscape has been delayed but not dimmed. Through the generosity of Stephen and Bonnie Morant, we have secured the neighbouring paddocks and, with them, the site of Beckford's grotto as well as the lime tree ride he planted. We intend to restore them both.

Lockdown and social distancing significantly changed the way we work and the number of people available. We lost staff and volunteers and we mourn their departure. Home working also placed huge pressures on individuals, with the working day often stretching way beyond what is expected or sustainable.

In 2020 the Trust was tested financially and operationally, as an employer and as an organisation. I am pleased to report that we have been remarkably resilient throughout and I am sure that all we have learned this year will put us in a stronger position to thrive in 2021 and beyond.

Thank you to all our staff, trustees, members and volunteers for their support and engagement: the Trust owes all of them its gratitude.

Finally, we are extremely grateful to Caroline Kay, who put her own career on hold to stay as our CEO and help us through the crisis. Caroline had already given her notice early in 2020 but when the pandemic broke, with the search for her successor at only the preliminary stage, she readily agreed to our request to stay and see us through the lockdown; her vision, energy and commitment were much appreciated.



Thomas Sheppard

Chief Executive's Report

I reflected more than once in 2020 on the often-quoted but probably apocryphal 'Chinese curse', *May you live in interesting times*. This is the first time most of us have come personally to living through world history as it unfolds, and it is probably too soon to assess it critically. At Bath Preservation Trust we had one thing in our favour: we took the pandemic seriously early on, with an Emergency Plan and Covid risk assessment in place three weeks before the first lockdown.

A small team of trustees and staff then worked through that plan and, more importantly, held their nerve and their capacity for flexibility throughout the year as the news first got worse, then a little better, then worse again before rescue funding came to us. In the first month of lockdown, especially, when the seriousness of the financial impact of closure became clear and before any rescue finance had been announced, it felt that we were working to the adage of Edmund Burke, *Never despair, but if you do, work on in despair*.

The factual trajectory is clear. The Trust recognised that it could not meet its financial obligations for more than a few months without external help and reducing our cost base. We were determined to keep up the planning and campaigning work, come what may, and this continued through the year, working remotely. The team even won an award from the Royal Town Planning Institute for adaptability and commitment.

We also wanted to contribute to the challenges of home schooling and the appetite for online content, so we produced material from all the museums for this. And, of course, we had to care for and look after our buildings and collections.

Furloughing staff and reordering our finances pushed the date of financial peril out a few months further, but meant that we were operating on a skeleton team; even they all had some period of furlough. Donations from members kept our spirits and financial health up a little more until the first breakthrough came in July 2020 when the Trust received an Emergency Grant from the National Lottery Heritage Fund.

At the same time the Government announced a £1.7bn rescue package for the cultural sector and we had just over three weeks to make an application for that too. Despite the uncertainty this created over the summer, staff were able to open museums in a Covid-safe way in order to pilot whether there was any appetite for museum visiting in a Covid world; we found there was.

But it was not until September 2020, when we heard that we had been successful in receiving a Culture Recovery Fund (CRF) grant, that there was any feeling of optimism in the team. We had, after all, been obliged to reduce our cost base by losing several long-standing colleagues through restructure; we had stood down many of our loyal volunteers; and there was little sign that the nation, or the world, had beaten or suppressed the virus in any meaningful way. However, the grants we received have allowed us to develop and invest in a business model which should move the Trust into full recovery over two to three years, even if the virus has not gone away.

At no time did I have to put pressure on any of the team – staff or trustees – to step up to do the work we needed, even 'in despair'. Individuals gave extraordinary amounts of time, emotional energy and personal commitment to Bath Preservation Trust during 2020. As I leave the Trust in April 2021, I feel proud that the organisation of which I have been a part for nearly 14 years commands that degree of loyalty, intensity of purpose and true grit. There are too many people to thank, but I thank them all.



Tim Beale Photography

Caroline Kay

Obituaries

During the period under review several members have sadly passed away. If you are aware of anyone who has died and BPT has not been informed, please let us know so we can keep our records up to date.

Four who played a significant part in the Trust's work were:

Dr Marianna Clark 1922-2020

Dr Clark, or Marianna as we knew her, died on 6 December 2020 aged 98. She had been resident in Bath since 1952, having arrived in England from Germany in 1939. She was a doctor, magistrate, councillor and early campaigner against pollution. She was married to Stephen Clark until his death in 2011 and was a generous supporter of BPT's work through the Stephen Clark 1957 Charitable Trust. Marianna remained an active participant in the Trust's activities right into her nineties.

Priscilla Fernando 1931-2020

Priscilla Fernando, a generous and enthusiastic supporter of Beckford's Tower, died on 21 December 2020. Her interest in the Tower, because her grandparents and great grandparents were buried at Lansdown Cemetery, led her to attend the Beckford exhibition at Christies in 1998. This in turn led to her generous contribution to the Tower's endowment. She was a member of the Beckford Tower Trust Council of Management from its inception in 2000 until her death. Her lively presence in meetings and events will be missed, and her passion to ensure the cemetery was better maintained and interpreted will stay with us.

The Hon Desmond Guinness 1931-2020

Desmond Guinness died in Ireland on 20 August 2020, aged 88. He was an Irish author on art and architecture, and was a conservationist who co-founded the Irish Georgian Society in 1958 with his wife Mariga. They saved many important historic buildings from neglect or destruction in Ireland, and supported scholarships for students of architecture. The Irish Georgians have held a strong connection with Bath Preservation Trust for many years.

Michael Tabb 1939-2020

Michael was a founder member of the Herschel Society. For the opening of The Herschel Museum of Astronomy in 1981 he devised and constructed a working replica of the seven-foot telescope that William Herschel used to discover the planet Uranus 200 years earlier. It has been a key Herschel Museum attraction ever since. He subsequently helped and advised many others around the world engaged on similar projects. An active amateur astronomer in his earlier days, he was also for many years a knowledgeable and effective local advocate for countering the light pollution that spoils our appreciation of the night sky, and was an important adviser on this for the Bath Preservation Trust.

Conservation through Covid



Victoria Thornton, Chair, Architecture, Planning and Place

The first year as Chair of the Architecture, Planning and Place Committee (AP&P) was rather a baptism of fire, with the initial three monthly meetings running as usual, but from then onwards functioning very much in the online world.

The expectation that the planning application process would shudder to a full stop or at least reduce considerably was ill founded. This turned out to be one key area of Bath and North East Somerset Council (B&NES) work that continued to function in full flow, albeit using Zoom. We therefore continued meeting monthly, attempting to view and discuss all the details on our small screens.

I would like to thank all the committee for continuing to be active members during this challenging period.

The change in working conditions also had a major impact on our BPT colleagues, working from home yet still engaging with planning processes through monthly online AP&P Committee meetings, the local development scheme and local and national planning policy documents. This was as well as attending all B&NES Planning Committee meetings, speaking at appeals, and stakeholder engagement. Pre-application consultation was also maintained virtually on a number of major development sites, including The Royal Mineral Water Hospital.

In recognition of this successful change and the dramatic shift to working online to maintain community engagement in planning, and using social media and the BPT website to engage people with our work throughout lockdown, BPT's Planning Team of staff and committee members was awarded the 2020 Chair's Award from the Royal Town Planning Institute South West. The judges agreed that this was an impressive response to the Covid lockdown by a third sector player with limited resources, which extended on-line activity to maintain its planning advice and advocacy



BPT attends B&NES Planning Committee on Zoom

as well as its educational outreach. It was noted that central in all this has been a member of the planning profession specialising in heritage, supported by BPT's leadership.

Judges called it, "A benchmark exemplar for other third sector groups in the South West and elsewhere, strongly endorsed by a range of local bodies and with favourable comparisons to the response of more highly resourced equivalent organisations in York and Oxford".

The continual regeneration of Bath's outer core has not abated, with developments from last year continuing apace, such as Bath Quays and Bath Riverside, whilst other key residential developments came to planning. This has put pressure on all to ensure that not only do they sit well within the context of a World Heritage Site and all that that entails, but also that these developments are fit for purpose. This is particularly important as it is now widely acknowledged that wellbeing should be at the heart of any development, be it through space standards, outdoor areas or adequate affordable housing in a city which is shared by all.

Priorities identified during the year included guidance on energy efficiency and the impact of changes to Bath's public space in relation to the local design codes within the *B&NES Streetscape Manual and Pattern Book for Bath*. The decision was also taken to amend our committee's title to Architecture, Planning and Place to reflect the latter priority.

Our advice and guidance continues to reflect BPT's mission of 'Treasuring the Past, Embracing the Future', not only ensuring we consider our wonderful architectural legacy of quality, but that quality is reflected in future developments in order that we can all be proud of the physical environment well into the 21st century.

More than 250 images were donated to BPT's *Bath in Lockdown* archive project, following appeals on social media and through the press. Some are shown on these two pages and on the covers

Casper Farrell



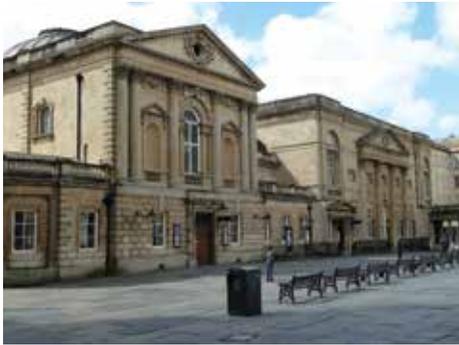
Casper Farrell



Annabel MacGregor



Chris Brinson



Isobel Wilson



Review of the Year

Victoria Thornton, Chair, Architecture, Planning and Place Committee

Joanna Robinson, Senior Planning and Conservation Officer

Alexandra Best, Planning and Conservation Assistant

Highlights 2020

- Winning the Royal Town Planning Institute South West Chair's award for Conservation Through Covid, adapting to new ways of working and maintaining an active planning team throughout the pandemic.
- Attending B&NES Planning Committee's monthly meetings by Zoom, following a video statement to B&NES Council urging it to allow community participation in online meetings throughout the pandemic.
- Responding to Local Plan Partial Review consultation.
- Participating in an online appeal inquiry for the Hartwells Garage site.
- Responding in detail to consultation on proposed planning reforms.
- Receiving a funded summer internship from the University of the West of England, School of Planning & Architecture, which was further supported by BPT's Carl and Jeanette Mays conservation education fund.
- Welcoming Yonas Berhe, a third-year architecture student who worked remotely to research 20 local case studies of planning applications for energy efficiency retrofits, which we intend to make available online in support of updated guidance for energy efficiency and renewable energy, following the implementation of works at each location.
- Actively participating as World Heritage Day went digital, a great collaborative success in promoting the Outstanding Universal Value of the World Heritage Site across multiple social media platforms.
- Rapidly expanding social media to engage people with our work through national lockdowns.
- Becoming the civic society with the highest number of Instagram followers nationally and giving a talk about using the platform to over 100 representatives of other civic societies through the national Civic Voice network.
- Refreshing AP&P Committee guidelines to provide a focus for campaign strategy and a framework for responding to development and policy.
- Adding more than 250 donated images to BPT's *Bath in Lockdown* archive project, following social media and press campaigns.

Responses to consultations 2020-2021

Local consultations

- River Line Parks and Towpath Improvements
- City Centre Security
- Installation of Parklets
- Transport Delivery Action Plan

National consultations

- Supporting housing delivery and public infrastructure (Extending Permitted Development Rights)
- Planning for the Future White Paper
- Changes to the Current Planning System

Representations to B&NES Planning Committee Meetings 2020-2021

- Bath City Football Club, Twerton Park (objection, refused)
- Hartwells Garage (objection, refused)
- Video statement regarding public participation in online committee meetings
- Old House, Northend, Batheaston (objection, refused)
- Holburne Park (objection, refused)
- Holburne Park (objection, approved)
- New Leaf Farm (objection, refused)
- The Royal Mineral Water Hospital (support, refused)
- Western Riverside (objection, refused)
- Cleveland Bridge (written representation submitted)
- Holburne Park (objection, approved)
- 5G mast Wooley Lane (objection, refused)
- Homebase (objection, refused)
- 5G mast Larkhall Sports Club (objection, approved)

Year in numbers

307

planning applications responded to

16

statements to B&NES Planning Committee

18

pre-application consultations

35

householder requests for conservation and planning advice

5

Council strategy & policy consultations responded to

4

national consultations responded to

4,143

Twitter followers

2,860

Instagram followers

250+

images of Bath in Lockdown for BPT archives

1

planning appeal inquiry

Advocacy and Campaigns

Planning reforms

In January 2020 a Planning White Paper was announced, followed by the Building Better, Building Beautiful Commission report *Living with Beauty*. There then followed consultations on Proposed Changes to the Planning System (1 October 2020) and the Planning for the Future White Paper (29 October 2020). While the stated aims of the proposals should be outcomes that Bath Preservation Trust could support, we had serious misgivings about the actual potential impact of the Government's proposals as set out in both the Planning White Paper and the consultation on Changes to the Current Planning System. Principally, there was not enough detail to assess whether the proposals will work. The areas of greatest concern were:

- inadvertent weakening of environmental, heritage and green space protection
- loss of local democracy and community engagement
- failure to address true housing affordability
- the challenge of finding resources, particularly for local authority and statutory consultees, to deliver what the reforms require.

We emphasised that the urgent priority should be to use the current planning system to incentivise the building of already-permitted houses, to mitigate climate change and to enhance biodiversity.

BPT's submitted consultation responses are available in full on our website.

Local Plan Review scoping consultation (May 2020)

BPT responded to three key areas: housing numbers/student housing, environmental ambitions and design quality.

2020 reporting suggested that student numbers (especially of overseas students) will be very materially affected for the next three to five years and perhaps permanently by Covid. In our response we emphasised that it would be wrong for there to be no change to the student numbers, as they impact upon the Housing Needs Assessment. We applauded the ambition of the Council to develop greener policies and in particular to look at energy efficiency and energy generation in every possible way.

We encouraged cross-border collaboration when looking for wind or solar farm sites, for example, and emphasised that sustainable travel cannot seriously be addressed without meaningful dialogue and recognition of the importance of West Wiltshire and Mendip in the Bath Housing Market Assessment (HMA). We broadly supported all the areas to be brought into the scope of the Local Plan Review.

However we were concerned that all the scoping proposals refer to 'revision of the approach to' various items. We called for clearer policy outcome rather than an 'approach' to making policy in all of these areas. We also called for inclusion of omissions from the scope, including a framework for 5G and the revision of design policies, specifically to include space standards.

We responded to the further Local Plan Partial Update consultation in February 2021. BPT's submitted consultation responses are available in full on our website.

Parklets

'Parklets' to incorporate seating and planting and facilitate social distancing were put in place across the city centre in 2020. BPT responded to a consultation from B&NES High Street Project Manager just weeks before their installation. Whilst generally supportive of the principle of appropriately designed, Bath-specific parklets in the right location, BPT emphasised the importance of earlier consultation with stakeholders, and expressed some concerns that the addition of a new 'layer' of public infrastructure could add unnecessary clutter to the area.

In our consultation response we stated some reservations about the introduction of parklets into areas with a high quality, designed public realm such as Kingsmead Square, where their introduction would cause further clutter at odds with the established design, materiality, and colour palette of the space.

We maintained the importance of establishing a coherent, Bath-specific design and approach to street furniture to avoid discordant designs within the conservation area. We felt that new seating and planting should add to and strengthen the existing character and appearance of the square, rather than adding a new (albeit temporary) layer. At present, we remain concerned about the visual impact of a suite of varied, and discordant, parklet designs on the coherent character of the Bath Conservation Area and World Heritage Site. Rather, we feel that it is more appropriate to have a single, Bath-specific bespoke design.



Parklets flank Milsom Street

City centre security

BPT supported the necessity to increase pedestrianisation in the city centre and improve public amenity, subject to addressing disabled access concerns, and recognised the need for safe, welcoming streets and anti-terrorism measures. We supported a design approach that seeks to protect Bath's heritage and the criteria set out in the consultation.

For the purpose-designed and reinforced street furniture, our key considerations in relation to any new interventions in the city's historic public realm included the importance of establishing a coherent, Bath-specific approach and avoidance of discordant designs within the conservation area. Design should also accord with the *Pattern Book for Bath*. We recognised that bespoke designs for street furniture and bollards would be too expensive. So, to reinforce the character of Bath streets, we recommended that bollards should be recessive in colour, probably black, and have a cast-iron 'look'.

Granville Road

Further tree planting on the land below Granville Road was postponed to 2021-22 because of the Covid-19 impact on safety.

Communications and social media

The BPT website was improved through news updates and online learning resources, specifically around World Heritage. We increased our social media presence to maintain engagement with Bath residents and the wider public and promote mostly good news, best practice and ways to get involved with BPT's work. Social media campaigns included building and garden maintenance 'Jobs for the Weekend' every Friday, and more regular planning application news.

As a result, BPT's Instagram account, which was managed by the planning team, gained more than a thousand new followers and we became the civic society with the highest number of followers in the UK. BPT gave a talk to over 120 civic societies, through a Civic Voice webinar, to demonstrate the power of using Instagram to engage an audience in local heritage and planning issues.



BPT's Instagram account

World Heritage Day

This annual event went digital in April 2020, with organisations sharing content to reinforce and promote learning around the Outstanding Universal Value of the World Heritage Site. BPT promoted activities across its website and all social media platforms. Twitter stimulated lots of participation, with people sharing their photographs of parts of the city, and an impromptu 'name that bridge' game. BPT Chief Executive Caroline Kay featured on BBC Radio Bristol in the morning, with further coverage on Bath FM. BPT added a new World Heritage Day page to its website.

Enforcement

BPT monitors unauthorised work or additions within the historic environment of Bath and its surroundings. We report any potentially harmful works that 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 2020 we were involved in enforcement cases concerning unauthorised changes to signage and shopfronts, inappropriate UPVC door replacements within the conservation area, and poor quality repairs to historic pavements.

We are always happy to be notified of potentially harmful work to 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 or 01225 338727. Reporting planning breaches is anonymous and people are encouraged to contact the Council at enforcement_planning@bathnes.gov.uk.

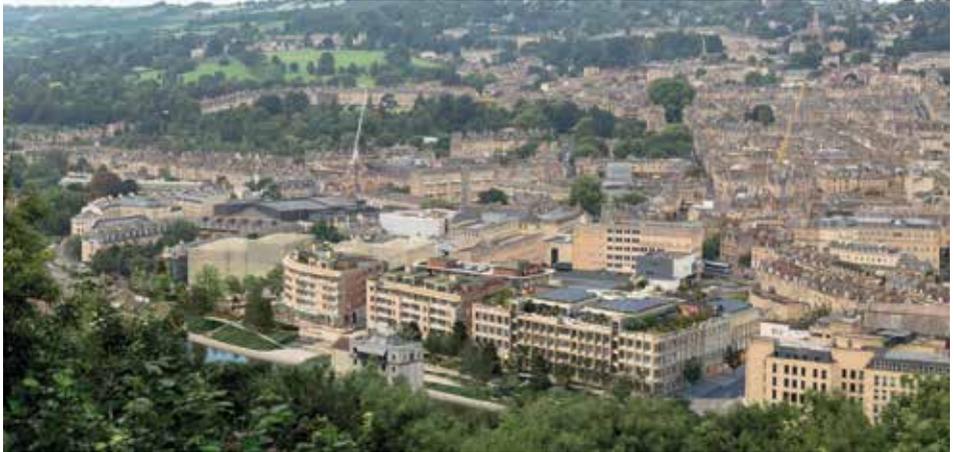
Major Planning Applications and Developments

Bath Quays North

BPT has been involved in consultation with developers and stakeholders throughout the design process. A detailed planning application was submitted in December 2020 outlining the proposed appearance, materials, scale and landscaping of the development.

Whilst supportive of the opportunity for the regeneration and reintegration of this site within the city centre, we have expressed concerns about the dominant horizontal emphasis across the site, particularly in riverside views, and a lack of locally distinctive or varied design. We have highlighted the need for precise details on the proposed use of materials such as brick and pre-cast concrete, given the proposed extensive use of concrete panels along the riverside.

We generally support an 'active' roofscape, with gardens and solar panels, and feel this is a more honest design than a 'mock mansard' profile. However we emphasise the development's reliance on a high quality landscaping and maintenance plan to ensure it is a success.



Allford Hall/Monaghan Morris

Bath Quays North illustrative view

Hartwells Garage

An appeal against refusal of a mixed-use development of housing and purpose-built student accommodation (PBSA) on the former Hartwells Garage site was allowed.

BPT spoke against proposals at an appeal inquiry, citing failure to integrate with its townscape setting and the excessive scale, layout, depth and massing of the proposed apartment blocks as reasons for dismissal.

The planning inspector considered that the proposed 104 dwellings on the site would exceed the local policy housing target, and therefore this would not prevent the additional provision of on-site student accommodation. Whilst the massing and deep plan of the proposed housing blocks were acknowledged to be different from the surrounding Victorian houses on Newbridge Road, the inspector concluded that the scheme would be an improvement on the current garage site which B&NES Council had identified as a 'detractor' to the local area, and felt a difference in design would not amount to harm.

Homebase site

Following the refusal at the end of 2020 of plans to redevelop the defunct Homebase site to provide care residences (with additional commercial and amenity facilities), the decision is now being appealed. The application was refused at Planning Committee on grounds of excessive height, bulk and massing, and harm to the World Heritage Site, the setting of the conservation area and nearby listed buildings, as well as inappropriate materials within the site's townscape setting. The appeal inquiry was scheduled for summer 2021.



Dick Lovett and Western Riverside

BPT has maintained stakeholder engagement in a number of proposals for large-scale development in Bath's Enterprise Zone. We have continued to express concerns about excessive development heights and the resulting detriment to views into and across the World Heritage Site. Proposals include the redevelopment of the Dick Lovett car dealerships for a mixed-use residential and student accommodation scheme, and further design proposals for the Western Riverside development of residential and student accommodation on the site of the old Gas Works.

We have witnessed an increasing variety of designs proposed and built within the riverside area, and we continue to emphasise the need for a more locally-distinctive and cohesive design approach for major contemporary developments in this area. We are concerned by the predominant use of brick.

The Royal Mineral Water Hospital

In 2019, BPT was supportive of revised design proposals for a three-storey extension to the rear of the Grade II* Mineral Water Hospital as part of broader plans for its conversion into a hotel, although we maintained reservations about the prominent appearance and height of the plant room on the extension roof.

The scheme was refused at Planning Committee in late 2020 as it was felt the scale and massing of the rear extension would fail to respond to the character and appearance of its distinctive backland context, and would harm the appearance and setting of a listed building. It was felt to also have an adverse impact on the residential amenity of Parsonage Lane. BPT hopes to see this Grade II* building conserved and brought back into use. Aaron Evans Architects were appointed in January 2021 to develop a new scheme for the refurbishment.

3 Lansdown Place East

Plans to replace single-glazed sash dormer windows at 3 Lansdown Place East with slimlite glazing could demonstrate the sensitive retrofit of a Grade II building to improve its thermal and energy efficiency, in light of the Climate Emergency. Whilst supportive of the upgrade to the building's non-historic windows, we had some concerns about the proposed thickness and profile of the glazing bars and how this would change the appearance of the listed building in its wider terraced setting. As part of consent, a more appropriate glazing bar profile has been proposed. We are keen to continue working with the applicant to monitor the performance of the new windows.

Old King Edward's School

Revised plans to convert the Old King Edward's School into a hotel with ground-floor restaurant and bar are the latest in a string of planning consents for its change of use since 2010. The Grade II* mid-18th century building has been vacant for the last 30 years and is currently on the national Heritage at Risk register.

BPT continues to advocate for this fine building to be brought back into a use appropriate to its significance in order to secure its upkeep and survival. However, we maintain some concerns regarding the proposed scale of the ground floor bar and alterations to internal historic fabric and detailing.

BPT published an open letter about the site which is available in full on our website.



Casper Farrell

Old King Edward's School

Friends Meeting House

We welcomed proposals to refurbish the vacant Grade II Friends Meeting House on York Street to provide new premises for Toppings bookshop. We acknowledged that opening the original blind doorway to provide public access would constitute harm to the building's Greek Revival frontage and design associated with its historic Masonic use. However we concluded that the commercial need for a central entrance and the benefits of bringing the building back into cared-for use and enabling public access would outweigh harm to a listed building.

Consent has been granted, and the bookshop is scheduled to open by Christmas 2021. An application for commercial signage was opposed by BPT because of its excessive size and volume across the building's sensitive principal elevation; the application was refused at Planning Committee.



Mark Wray Architects

Friends Meeting House

Cleveland Bridge

Plans to repair and strengthen the Grade II* early 19th century Cleveland Bridge were the subject of significant local debate in 2020. BPT was supportive of remedial repairs, but questioned the bridge's proposed continuing use by 40-ton vehicles, and whether this would be consistent with the structure's material conservation. The application was granted consent by the Planning Committee in late 2020, and the £3 million repair project was scheduled to commence in May 2021.

Deadmill Lane

Local residents campaigned against proposals for 18 affordable dwellings on an undeveloped site within the Green Belt and overlooking the conservation area. The site is historically associated with locally-listed Dead Mill. BPT opposed the proposal as inappropriate development within the Green Belt, harming the undeveloped setting of Dead Mill, and the rural setting of the conservation area and World Heritage Site, without demonstrated local need for affordable housing. We were pleased to see that the application was refused because it was deemed to cause 'unacceptable' harm to Bath's landscape setting and would in principle be an inappropriate development within the Green Belt.



Deadmill Lane

Telecommunications masts

2020 saw an increasing number of applications for telecommunications mast installations and 5G upgrades around Bath. BPT opposed plans for a mast on Widcombe Parade due to harm to the appearance of the historic Widcombe High Street and the conservation area, following which the application was withdrawn.

We have been more significantly involved in multiple applications for the installation of two 20-metre-high monopoles on Charlcombe Lane, within the Cotswolds Area of Outstanding Natural Beauty (AONB), Green Belt, and landscape setting of the World Heritage Site. BPT opposed the excessive height and bulk of the first mast, and argued that both masts would have a detrimental impact on the appearance of Charlcombe Lane and in wider, rural skyline views. Whilst the first mast was refused at Planning Committee, councillors considered the slimmer design of the second mast to be less visually harmful and the scheme was consequently permitted.

We have continued to call for a more considered and co-ordinated approach to the design for 4G and 5G telecommunications within the setting of Bath.

Bath Press

Revised proposals were submitted to redevelop the former Bath Press site. Bath Press was demolished in 2017, retaining only the early 20th century façade and the stone boiler chimney which remains a prominent local landmark. BPT supports the principle of residential redevelopment on this brownfield site. However, we are resistant to the loss of the chimney and resulting harm to a Non-Designated Heritage Asset (NDHA) and locally-distinctive townscape appearance and character. We are concerned by the absence of affordable housing and the lack of pedestrian routes connecting the site with surrounding residential streets. Revised plans in April 2021 improved the southern pedestrian connection.



Bath Press site

Garden sites – Lyncombe Court, Waterworks Cottage and Kennet House

BPT remains opposed to the principle of garden development. We objected to plans for a new dwelling in the woodland garden setting of the Grade II Lyncombe Court, which previously formed part of the 18th-century King James's Palace pleasure garden. The application has since been refused on the grounds of harm to the character and appearance of the Bath Conservation Area, the setting of a listed building, and the distinctive landscape contribution of Lyncombe Vale to the setting of the World Heritage Site.

We also objected to the proposed demolition of a locally-listed 19th-century cottage and the development of three dwellings on its garden site on Charlcombe Way, overlooking the Green Belt and the Cotswolds Area of Outstanding Natural Beauty. Amended plans propose retaining the cottage, but we maintain that the subdivision of the garden for development constitutes overdevelopment.

The appeal for a proposed house in the former garden of the Grade II Kennet House on Sydney Road has been dismissed on the grounds of harm to the conservation area and World Heritage Site, and the group value of multiple Grade II and Grade II* listed buildings along Sydney Road, and is not outweighed by proposed public benefit.

The Plumb Centre

A 2018 application for the mixed-use redevelopment of the Plumb Centre site, including PBSA, was allowed at appeal in September 2020. The scheme was originally refused at Planning Committee as the inclusion of student accommodation was felt to restrict the mix of use on the site. BPT was resistant to the principle of student accommodation, but welcomed an opportunity for innovative, contemporary design.

The inspector concluded that the proposal would constitute "high-quality and innovative industrial architecture", and that the current attempts to moderate the private rented sector would drive future demand for PBSA. We are concerned this appeal decision forms a significant precedent for future student accommodation schemes within Bath.



The Plumb Centre

Mitchell Eley Gould Architects

Regency Laundry

An application for a 'co-living' scheme on the Regency Laundry site came forward following public consultation. The co-living model has become popular in areas such as London, offering studio-style bedrooms with shared amenity space for graduates and young professionals. BPT was concerned that the development would not meet national space standards, and we queried how a shared living model would function successfully within the context of the pandemic.

The proposed height, massing, form and use of materials were felt to be incongruous within the local streetscape.



Regency Laundry site

The Scala

BPT opposed plans for residential redevelopment at the Scala, a locally-listed 1920s cinema in Oldfield Park, now a supermarket. We were alarmed that the proposed residential extension of the building would remove a large section of its 'barrel' roof, and we called for a more sensitive design that would retain as much of the historic building as possible. We felt the scale and massing of the block of student flats would be out of character with the Oldfield Park area. We opposed the proposed loss of community space, used by a local dance studio, to provide more flats.

Midford Castle

Plans for a barn and landscaping work at Midford Castle were permitted by the local authority. The proposed barn's footprint had been reduced by 25 per cent and would be partially subterranean with a green roof. Harm to the Green Belt was concluded to be outweighed by the heritage benefits of moving the biomass boiler and associated fire risk out of the Grade I castle, and visual harm would be mitigated through changes to the barn design. BPT maintained an objection to the scheme because of its harmful impact on the setting of a group of Grade I and Grade II* buildings.

Land between Stonelodge and Naishes Cottages, North Stoke

BPT opposed proposals for a house on a historically undeveloped plot within the North Stoke village conservation area. The site remains an important green space within the village core and the setting of multiple Grade II buildings, as well as a possible site of undisturbed archaeological value. We felt the principle of development would be inappropriate, and the proposed design and 'suburb' style of vehicle access would not sustain the appearance and character of the North Stoke conservation area. The application was refused in August 2020 on the grounds of harm to the village conservation area and its landscape setting.

2020 Planning Applications Overview

The chart opposite gives a detailed insight into our planning application responses throughout 2020, categorised by the type of application received by B&NES. As in the past four reviews, we show 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 BPT being positively referred to within 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 previous data collected since 2017 to provide an annual measure of our impact within the local planning system.

Headlines

- In **2020** we responded to a total of **307** planning applications, an increase on **2019** when we responded to **286**. In **2018** we responded to a total of **226** planning applications, and in **2017** we responded to **331**. Over the last four years, we have had an average annual involvement in **288** applications.
- This increase in planning application responses is closely linked to the number received by B&NES, as well as a greater number with a proposed impact on the character, appearance and setting of the Bath Conservation Area and World Heritage Site and large-scale residential and student accommodation developments.
- **Whilst we noticed a sharp decrease in validated planning applications in early 2020 at the same time as the first lockdown, planning application numbers had largely recovered by July 2020.**
- We had an overall influence of **64 per cent** in all applications to which we responded. This is an increase from **2019** when we had a total influence of **62 per cent**. It is also up from our overall **51 per cent** influence in **2018**, and our overall **58 per cent** influence in **2017**. From the data we have collected over the last four years, it is estimated that **BPT has had an influence on 59 per cent of all applications we have responded to since 2017.**
- We responded to a total of **147** listed building applications (LBAs), and had an overall impact on **71 per cent** of those to which we responded. We saw the number of LBAs we responded to increase by **50 per cent**.
- We responded to a total of **121** full planning applications (FULs), and had an overall impact on **59 per cent** of them.
- We responded to a total of **23** advertising and signage applications (ARs), and had an overall impact on **61 per cent** of them.
- We responded to **23** applications that proposed energy efficiency works – **61 per cent** of these related to listed buildings. We had the highest influence in consented applications for energy efficient retrofits, with an input of **71 per cent** into all those permitted.

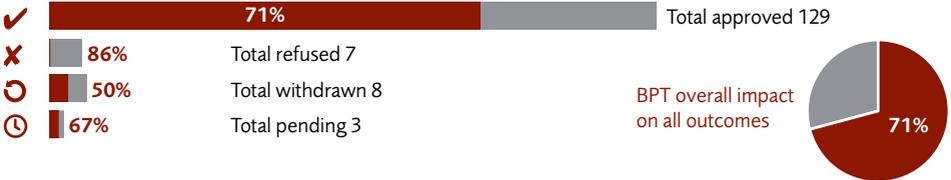
BPT's involvement in the conservation of Bath's historic environment is maintained by assessing planning applications received by B&NES each week, using the planning and heritage expertise of our Architecture, Planning and Place Committee to assess the heritage impact and benefits.

We continue to work with B&NES planning officers, councillors, developers, architects and applicants, to advocate beneficial change that will protect and enhance Bath as a beautiful and flourishing city. Our increased influence in **64 per cent** of selected applications indicates an improvement in reach, effect and sway, with positive outcomes for Bath.

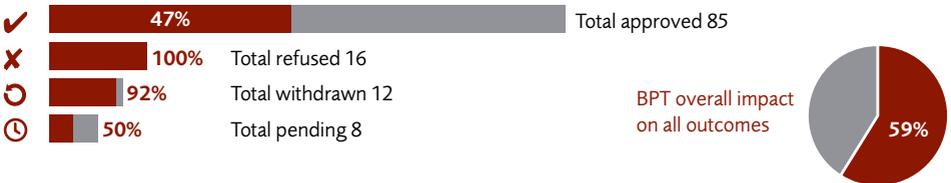
BPT influence on planning decisions



Listed Building Applications



Full Planning Applications



Advertising Regulations Applications



Other Applications



Energy Efficiency Applications



The Environs of Bath Sub-Committee

Robert Hellard, Chair

BPT's 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. Together these are the most precious aspects of the rural setting of the World Heritage City of Bath.

Since the onset of the Covid pandemic, all of our meetings throughout 2020 were by Zoom. Once we got the hang of this, we were able to conduct really useful meetings, covering a wide range of the planning issues that impact the Environs parishes.

We have supported a wide variety of parish council concerns and initiatives. These included:

- **South Stoke:** considering major proposals for the Grade I listed Midford Castle, an application for major works to the locally important Old Post Office and various serious concerns about aspects of proposed developments on the Sulis Down Plateau
- **Kelston and several others:** resisting the increasing problems caused by inappropriate uses of shipping containers, placed in sensitive countryside areas without permission
- **Bathford:** concerns about proposed redevelopment of the buildings associated with Broadlands Fruit Farm
- **Freshford:** seeking to preserve historic Bath stone boundary walls in the conservation area.

In addition, we have enthusiastically supported the work of **Corston** Parish Council in the launch of its Community Housing Group, which aims to create 20 or more 'truly affordable' houses for local people.

We have contributed to BPT's responses to the initial proposals for the Local Plan Partial Update and to the Government's proposals in the current Planning White Paper. The painstaking work of developing the detailed consultation responses was carried out by BPT's excellent Conservation Team of Joanna Robinson and Alexandra Best, ably supported by Caroline Kay.

Other BPT initiatives that are hugely welcomed by our member parishes include:

- the tree planting scheme next to Granville Road
- serious consideration of the possible size and visibility of new 5G mobile phone masts
- active involvement in B&NES Bathscape project
- consideration of the effect on the landscape setting of our World Heritage City of solar arrays and wind farms that might arise from local and national government proposals to combat climate change.

The Environs Committee provides a really worthwhile forum for the parishes to share their concerns and ideas. We are very grateful to BPT's Conservation Team of Joanna Robinson and Alexandra Best, together with CEO Caroline Kay. We wish Caroline all the very best in her new adventures.



Freshford Village in the Environs of Bath

Bath Preservation Trust Museums Overview

Claire Dixon, Director of Museums & Deputy Chief Executive

2020 was set to be the year of music. Exhibitions had been planned and installed across our museums that explored written music and public performances of the Herschel family, the part music played in William Beckford's life, and social and domestic enjoyment of music in the home as well as the architectural design of concert halls in Bath.

When we opened for the start of the season, visitor numbers in January and February were going well. I returned from maternity leave in March at the time that the impact of the pandemic was becoming apparent.

As government announcements unfolded, the team did some fantastic work to create Covid-19 safe ways for our museums and staff to operate. Whilst this was not required until much later in the year, it proved invaluable in helping us to re-open safely when the time came, and thanks go to all those who participated in those difficult but creative and professional sessions.

All our museum doors closed on 18 March when the pandemic restrictions came into place. The following months proved to be hugely challenging as staff adjusted to furlough or home working, juggled personal commitments and continued to fulfil our duty of care to the team, buildings and collections whilst prioritising safety. The significant loss of income led to some very difficult decisions and during 2020 we were forced to restructure and, very sadly, to lose so many of our valued colleagues.

Lockdown did lead to some very creative work, with new online activities and resources and a fantastic increase in our social media content, resulting in growth in our online audiences. By the summer we were able to focus on plans for re-opening, with carefully managed, pre-booked timed sessions at No. 1 Royal Crescent and guided tours at the Museum of Bath Architecture (MoBA) and Beckford's Tower, as well as solar and star gazing activity at the Herschel Museum of Astronomy. Although capacity was very limited due to social distancing, ticket sales went well and for most of the period that we were open No. 1 Royal Crescent was operating at maximum capacity and the astronomy sessions also sold out.

Much of this work was achieved due to support from the National Lottery Heritage Fund Emergency Grant and Cultural Recovery Grants, as well as a donation from the Herschel Society and others. Without this support we could not have responded to the pandemic in the same way and we are very grateful to all who helped.

BPT had already committed to a Christmas closure, recognising the need to prepare for 2021 and ensure that staff who had been working solidly through the pandemic were able to have a break before initiating new visitor experiences for 2021. So the museums closed again for the second lockdown in November, not to re-open until Spring 2021.

Reflecting back on 2020, it was a devastating year for BPT's museums, but also one of resilience, creativity and pride. I want to thank all staff and volunteers who have been involved, either directly contributing to our work or continuing to support us as we navigated our way through this unprecedented crisis. The steps we have taken will ensure a future for our museums, but also a new and more resilient visitor experience and operating model that has the potential to increase and broaden our audiences for the longer term.



Jill Hunter, Facilities Manager

The year started normally, with all essential maintenance and servicing completed in time for three museums to open at the beginning of February. Then Covid-19 struck and during the first lockdown, with most of the staff furloughed, building maintenance was confined mainly to essential weekly building checks at all properties. In this we were ably assisted by volunteers Rick and Deirdre Smith for Beckford's Tower and Collin Carr for Southcot Burial Ground.



Old buildings do not fare well when unoccupied. A pigeon fell down the chimney at the Countess of Huntingdon's Chapel and took up residence in one of the tenant's offices (with accompanying mess). Another pigeon built a nest in the 'area' below street level at the front of the Herschel Museum of Astronomy. At times it seemed that every Trust building had water coming in somewhere.

During the first lockdown, some contractors were still prepared to come on site so we were able to get all the alarms serviced regularly. We also managed to get electrical work done at the Countess of Huntingdon's Chapel and some essential masonry work carried out at Beckford's Tower.

Remote access was set up for CCTV across all properties so that cameras could be monitored without having to be on site.

Things were much easier during the second lockdown, with more staff on hand to help and most contractors back at work. With the support of the first Cultural Recovery Fund (CRF) grant we were able to install CCTV in the dressed rooms at No. 1 Royal Crescent, and perspex screens at No. 1 and the Herschel, along with multiple hand-sanitising units.

With the easing of lockdown, a small group of volunteers convened (on one of the hottest days of the year) to remove ivy and bindweed at Southcot Burial Ground. We hope to be able to repeat this in 2021. Offers of help are always gratefully received.

Museum visitor numbers

2019/20*

2020/21

Beckford's Tower and Museum

2,085

75

Herschel Museum of Astronomy

11,077

1,540

Museum of Bath Architecture

5,280

597

No.1 Royal Crescent

58,258

11,576

Museum admissions income

2019/20

2020/21

Beckford's Tower and Museum

£6,740

£1,141

Herschel Museum of Astronomy

£60,628

£8,715

Museum of Bath Architecture

£25,740

£2,730

No.1 Royal Crescent

£521,253

£110,929

*excludes schools

BPT Curatorial Overview

Dr Amy Frost, Senior Curator

In March 2020 all our exhibitions closed, which meant that very few people had the opportunity to see them. Our focus quickly turned to managing the care and conservation of our collections and buildings during lockdown, despite homeworking, with many staff on furlough. We spent time updating emergency procedures, liaising with lenders and carrying out regular checks on site at the museums.

With all staff working from home, and a plan to use our social media to share items from our collections, it became even more apparent that our system for storing documentation, data and images of our collections was not fit for purpose. Emergency funding allowed us to tackle a project that had been necessary for some time: the purchase and implementation of Axiell Collections, a new collections



Axiell Collections management system

management system, across all the BPT museums, archive and library. The system was installed and key staff trained over the winter, and it has been undergoing a process of cleaning up the data and adding images. It will significantly improve our ability to manage and share our collections.

We began to prepare for reopening in the summer without volunteer room guides, in order to comply with security and social distancing requirements. As a result, a new way of ensuring the security of our collections on display without room guides at No.1 Royal Crescent was required. A process of moving objects around, adjusting barrier placements and tying items down ensured that everything was protected when we reopened. This process has been invaluable in determining what upgrades and new measures we needed for the long term, and the project working towards 2021 opening saw many of these put in place.

Thinking through the challenge of moving people safely through No.1, while still ensuring that information was conveyed in very short timeframes, has proved a good basis for assessing our collection. Developing a new interpretation strategy for the museum highlighted where there are gaps. This has enabled us to think about what other items we might like to seek out, through loans or acquisition, in order to enhance our storytelling in the future.

We had learnt from filming *Bridgerton* at No.1 in 2019 what was required curatorially for undertaking larger-scale filming. This put us in a good place to offer No.1 and Herschel for Covid-secure filming during 2020. A major new costume drama used No.1 as a location in the autumn. Although the use of some interiors eventually did not go ahead, it was an opportunity for us to discuss and draw up guidelines for what we can and cannot allow within the house when it is used as a location.

A highlight of the work preparing the house for Covid safety was being able to take advantage of one of our favourite objects at No.1. The dancing couples of the engraving *The Long Minuet as Danced at Bath, 1787*, proved to be the ideal way of leading people around the house in a one-way route, and with a little addition, asking people to don their facemasks.



The Long Minuet dancers adapted for Covid-secure reopening at No.1 Royal Crescent

No. 1 Royal Crescent

Exploring music at home was to have been 2020's theme for No.1 Royal Crescent, with new interpretation throughout the house. Visitors would have connected with a music party being held for the house residents and guests, with menus being written in the Parlour, formal dinner protocol and dress codes in the Dining Room, a private concert in the Withdrawing Room and information about famous performers of the time. We had also planned an exhibition for the museum gallery that explored the building of the house and Royal Crescent in more detail, as well as how it has changed over time.

Unfortunately, the museum had to close before the new exhibitions could open in April. Visitor numbers during February had gone very well and exceeded our budget, but were lower in March, most likely due to public awareness of the pandemic and its impact on visiting.

As we started to plan for re-opening, we took the significant decision to remove room guides from the house. This was a difficult development, driven by the need to maximise the number of visitors we could safely welcome, and control visitor flow. We would again like to thank all those who volunteered as room guides at No. 1 Royal Crescent and especially those who have continued to stay in touch as volunteers, offering to get involved in other projects and work.

The museum re-opened in August and we sold all of our tickets for most days, noticing a reduction as the second lockdown approached and, once again, confidence in visiting waned. Museum capacity was set at 30 per cent so income was significantly reduced and the interpretation was admittedly limited. Thanks go to members and volunteers who helped us to test the experience; we received great visitor feedback and were able to use this time to create a strategy for re-imagining the museum in 2021.

The museum closed its doors again in November, with plans to re-open in 2021. It had been a very different season and, whilst we hugely missed the lively atmosphere in the house, the way the team was quickly able to create a new visitor experience, ensure everyone was safe and continue to provide exceptional customer service deserves great praise. This has enabled us to create a new vision for the museum and invest in an exciting, accessible and fun way to experience No. 1 Royal Crescent as a lived-in home during the Georgian period, something that would not have been realised otherwise. It was unveiled in June 2021.



Senior Curator Dr Amy Frost prepares to re-open the museum

New signage helps visitors continue to enjoy the house





The Withdrawing Room at No.1, a key room in plans for a new experience for visitors in 2021

The Shop at No. 1 Royal Crescent

In February 2020, when the shop re-opened for the new season, we exceeded our sales target for that month. March started well, but suffered as public confidence about public spaces reduced.

As the lockdown began we were not able to develop our online shop because of the risk this would pose for staff having regularly to dispatch items via the post office and manage sales on site, which was not deemed essential. The online shop was therefore closed and has not yet been reactivated.

When No. 1 re-opened after the first lockdown, we operated a stand-alone shop, removed from the visitor route and extended into what had been the Introduction Room. This provided more space for products and it was clearer to passers-by that they could visit the shop separately from the museum. Takings were low during this period, partly due to a decision to run down stock.

In 2020 we committed part of the Cultural Recovery Grant to commission an external review of retail suppliers, products and visual merchandising. During the second lockdown towards the end of the year, staff worked with consultants to identify new suppliers and source stock to increase retail sales in 2021. Fitting out the Introduction Room allowed us to maximise retail.

We revealed the new shop in 2021, with its new ranges, including some from local producers and makers, customised No. 1 gifts and mementoes, and of course, the full set of *Bridgerton* novels.



Museum of Bath Architecture

The Museum of Bath Architecture (MoBA) began the 2020 season with a new permanent display behind the city model, exploring how Bath's architecture changed in the 19th and 20th centuries. With themes including bankruptcy, society, style, demolition and development, this provided a new and contemporary addition to the museum story, curated by Dr Amy Frost.

A temporary exhibition had been devised to look at those buildings, either planned or built in Bath, that were intended for musical use. Drawings reveal plans for a City Concert Hall in the Grand Parade, Concert Pavilion in Institution Gardens, cinema box at the Theatre Royal and, on a more grand scale, a Bath Crystal Palace in Victoria Park. Although none of these was built, the exhibition also explored built city locations such as the old Scala Cinema in Oldfield Park, as well as the Forum and Odeon cinemas that both led to the demolition of buildings on Corn Street and Southgate Street respectively.

Public access to these exhibits was curtailed by the pandemic and the museum closed in March. During the lockdown we continued to care for the building and collection with investment in new heating, insulation and other repair projects, as well as the continuing care of our tenants in the Countess of Huntingdon's Chapel, home of MoBA.

Whilst regular opening of the museum did not take place because of lack of staff and limited income potential, we were able to offer exclusive guided and self-led visits, and a few people booked these, especially around Christmas.

Considerable effort went into a new business plan for BPT and during 2020 staff and trustees worked on a new vision for the organisation. The Huntingdon Chapel and School House remain very much the home of BPT, and how we realise our ambition to create a viable and accessible public space for engagement, learning, inspiration and debate will be a priority for BPT's new chief executive officer in 2021.



Beckford's Tower and Museum

The role that music played in the life of William Beckford was the subject of a small exhibition installed in the Tower for 2020. Curated by Dr Amy Frost, it addressed the often-told story that Beckford had a connection with Mozart, and explored Beckford's own musical talents and his relationships with those who influenced him. The exhibition included details of Beckford's own compositions and the significance of music in his life was made clear.

Beckford's Tower and Museum usually opens from March until October so, due to the timing of the pandemic, it only opened for a couple of weekends in 2020, but visitor numbers did exceed the target for that short period.

During the lockdown we continued to care for the building and collections but, like the Museum of Bath Architecture, it was decided not to re-open the Tower once lockdown eased, except for exclusive tours and self-led visits. These were also available for Landmark Trust guests to book, as Covid meant that their normal access to the Tower staircase had to be suspended. We welcomed a few groups to the Tower, especially during the lead-up to Christmas in 2020. A similar level of access is planned for 2021, with most public activity focused on the *Our Tower* conservation project to repair Beckford's Tower and reunite it with its original landscape.

In 2020 we were able to continue some of the project work being funded by the National Lottery Heritage Fund, although our timetable for this capital works project has slipped. Most significantly, we thank Stephen and Bonnie Morant for their incredibly generous donation that enabled us to purchase the paddocks.

This land next to the cemetery was formerly part of the Tower's garden and contains a lime tree avenue which is original Beckford planting. The area will be crucial as we connect visitors more closely to the landscape and work towards opening and interpreting the Grotto Tunnel. Thanks to this generous gift, the land has been secured and this will allow public access and enjoyment in the near future as part of visits to the Tower and landscape.

Some public engagement took place online and we were also able to involve members of the public in the evaluation that will inform how we develop the Tower and its setting. Volunteers could continue to support us, getting involved with online research in the archives, transcribing letters, and tracking visitor numbers in the cemetery to help us better understand how well this area is used and enjoyed.

When the murder of George Floyd in Minneapolis in July 2020 caused worldwide protest and activity about racism, BPT, like many cultural organisations, found itself reflecting on the Black Lives Matter movement and the significance of this for the Tower and how we interpret it. We have always openly acknowledged that the wealth of William

2020 exhibition about William Beckford and his connection with music



Beckford, who built the Tower in 1827, and his father William (Alderman) Beckford came from the profits of slavery. Beckford inherited his father's assets and continued to accumulate wealth from plantations in Jamaica and his ownership of enslaved people.

We remain committed to ensuring that this is told with honesty and sensitivity, through diverse voices. A project funded by a National Lottery Heritage Fund development grant will help us to achieve this in collaboration with affected communities. We are in the early stages and if you would like to know more about what we are developing and how we are approaching this work, please get in touch.



**Socially-distanced staff scrub-bashing
at the newly-acquired paddocks**



**Essential masonry work
at Beckford's Tower**

Herschel Museum of Astronomy

Two new exhibitions were planned for 2020. In the Music Room we were to explore the musical composing and performing of William, Caroline and Alexander Herschel. Their presence in Bath was due to William's career as the organist at the Octagon Chapel, now The Botanist restaurant in Milsom Place.

In the exhibition gallery we were working in partnership with the Royal Astronomical Society (RAS), joining in celebrating 200 years of the organisation and, in particular, the role of William's son, John Herschel, as one of the founding members of the RAS. The exhibition was due to form part of the National Astronomy Meeting, set to take place in Bath. This international conference would have brought new and diverse audiences to the museum and we had hoped to provide evening tours, drinks receptions and musical concerts. This was all curtailed by the pandemic and forced closure of the museum.

During the lockdown we continued to care for the building and collection and also welcomed some film crews, including *The Great British Menu*.

Thanks to a generous donation from the Herschel Society and the support of volunteers from Bath Astronomers, we were able to run a programme of solar gazing in August, as lockdown eased. These sessions sold out and in the autumn we developed a star gazing programme and also provided self-led visits for pre-booked household groups. Museum numbers were limited but the sessions were successful and continued during the lead-up to Christmas.

A grant enabled us to invest in new visitor experiences and during 2020 we developed fresh interpretation, a family audio visual tour and an audio guide for adult visitors. We also purchased astronomy equipment as we looked forward to welcoming visitors back to the museum in 2021.



Solar gazing at the Herschel Museum, August 2020

Learning and Engagement at the Trust's Museums

Ruth Yoxon, Learning and Engagement Officer

Schools

We had a busy start to 2020, with school bookings coming in thick and fast. We managed workshops for eight school groups before we had to shut the museums' doors. We were very pleased to hold Covid-safe schools' workshops at the Herschel Museum of Astronomy in September when we were briefly out of lockdown and we looked forward to welcoming more schools back into the museums in 2021.

The coronavirus pandemic has meant a change to the way that we engage with schools. We adapted our Schools Learning Programme by producing Covid-secure loan boxes, filled with handling objects, costumes and activity ideas for schools to borrow. Our *Preparing for a Party Loan Box* was successfully launched at the end of 2020, with many more planned for 2021. We also worked on plans to produce virtual workshops and a blended learning programme that combined them with loan boxes. This way of working was especially relevant as we moved in and out of lockdown or if our audiences were unable to visit in person.

Families

Because of museum closures, we moved our regular family activity online. We updated our *Family Learning* webpages and produced a range of online learning resources. From planet top trumps and Georgian paper dress-up dolls to Heritage Hunts and a Beckford's Tower papercraft, there is much for families to get inspired by.

To encourage people to visit and enjoy the landscape surrounding Beckford's Tower, we also created a *Miniature Secret Garden Trail* in Lansdown Cemetery, once William Beckford's garden. Families with young children were invited to visit the cemetery and search for miniature mouse hideaways whilst also learning about the man behind the Tower. The trail was incredibly well received and was enjoyed by an estimated 5,000 visitors during August.

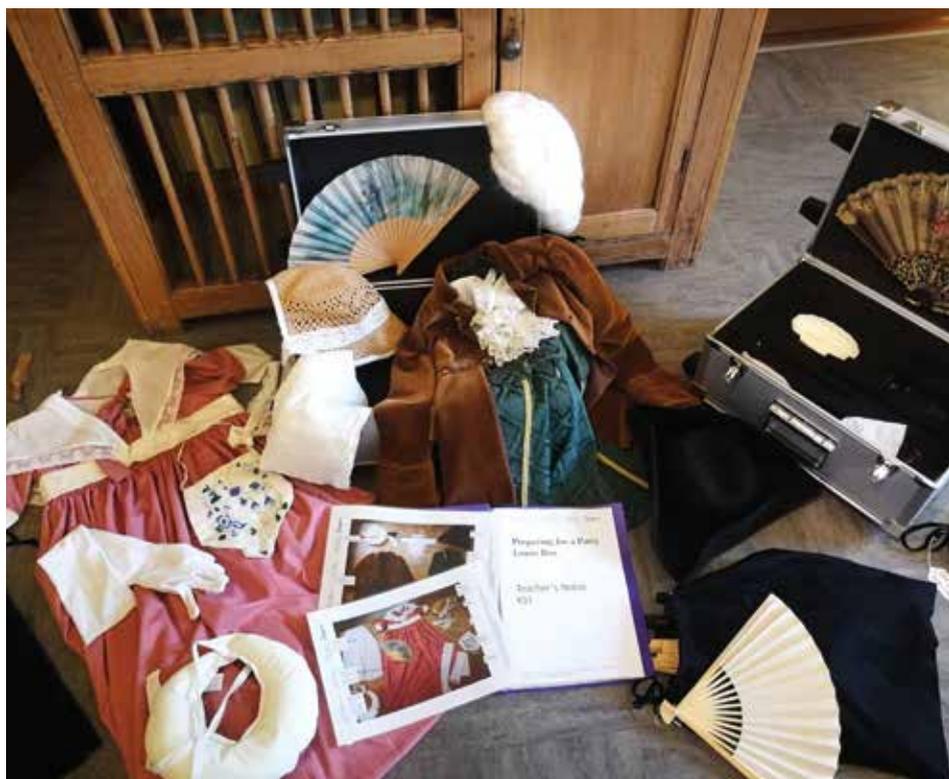


Online learning resources

Communities

In response to continuing lockdowns we worked closely with local children's centres and food banks to provide family activity craft packs inspired by our collections. We created more than 300 packs for families in November to help tackle loneliness, isolation and boredom, and distributed over 200 more for children to enjoy over Christmas.

Despite the pandemic, our involvement with other Bath museums through the *Pathways to Wellbeing* project has continued for a fourth year, though for the first time we moved online. A wide range of new, virtual, mental health support workshops have taken place encouraging people to get creative in their homes, inspired by our museum collections. Whilst we have missed our in-person classes, we feel very privileged to have been able to continue to support vulnerable people through a particularly difficult year.



Preparing for a Party Loan Box



Activity packs



Secret garden trail

Volunteers

Claire Dixon, Director of Museums & Deputy Chief Executive

2020 was, of course, a very different year for all our volunteers. Our usual programme of activities, training and social events had to be cancelled and most volunteers spent significant amounts of time unable to be actively involved with BPT. We worked hard on regular communication, with email updates and e-newsletters, and would like to thank those volunteers who contributed content, providing insightful papers, videos, images and links to online events that everyone could participate in.



Volunteers and staff on BPT's Architecture, Planning and Place Committee continue meeting by Zoom

For volunteers who act as trustees and advisors, work very much continued. Indeed, for some the pandemic meant contributing much more time to supporting the staff team and making significant decisions to secure the future of the Bath Preservation Trust. We would like to extend a huge thank you to those who worked alongside us throughout 2020, adjusting to online meetings and juggling a variety of commitments to ensure BPT's survival and recovery.

We were able to support some volunteer work in 2020. Archive research continued and, during the summer and autumn, city walks were led by a small team of volunteer guides. We also created new projects. However, we had to recognise that for many people volunteering was motivated particularly by time spent with each other and our visitors, so, sadly, some made the understandable decision to move on from volunteering with BPT.

During the year we planned and took time to prepare for the return of a small number of volunteers, still acknowledging their experience would be very different for some time to come. We thank them all for their continued support, interest and commitment during this very challenging year and we look forward to welcoming some volunteers back, albeit in a different way, to our buildings and museums during 2021.

Marketing and Social Media

During a challenging year, one of the positive changes was our increased commitment to digital audiences. BPT created a programme of regular online content that connected new visitors with our work, museums, collections and stories. This was more accessible, with a global reach, and we saw our online engagement and followers increase.

Whilst our marketing plans did not go ahead as envisaged, we were able to stay connected and in the public eye. We developed online activities and digital resources for families at home and, later in the year, held online events.

As the museums reopened we focused on promoting them to audiences, and visitor safety was our priority. It was therefore really positive that visitors commented on how safe they felt and also posted about this on TripAdvisor. In addition, we promoted new events and obtained a wedding licence for No. 1 Royal Crescent that enables couples to celebrate their special day in the museum.

During 2020 we worked with external consultants on a new business plan for the organisation and this resulted in commitment to a new post for 2021, a Sales and Marketing Manager to focus on the commercial work across BPT.



Online family activity during lockdown



Weddings now possible at No. 1 Royal Crescent

Tim Beale Photography

Membership and Trust Tours

The pandemic prevented planned members' tours to Cirencester Park, Bristol Cathedral and the Lord Mayor's Chapel, as well as Compton Verney.

We also recognised that our usual and regular communications with members had to be revised. So, although we managed to produce a special coronavirus issue of *Bath Matters* in the spring, it was sent as a digital update. There were obvious advantages to this decision, both financial and environmental, and we would like to thank all our members for supporting us as we had to make these changes.

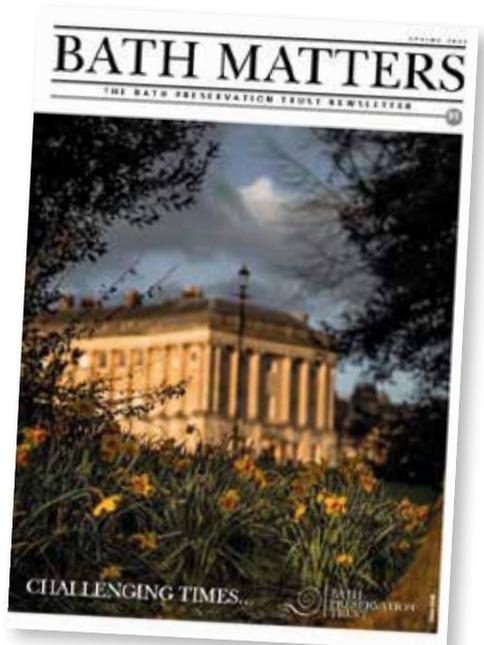
During 2020 we discovered many new and creative ways to operate and were very pleased to be able to hold a virtual event for members. Although we could not go ahead with the annual general meeting, the virtual event was a good opportunity for staff and trustees to engage with members and answer questions about the health of BPT, as well as future plans. Lack of staff meant we were unable to produce an autumn issue of *Bath Matters* but we did take the positive step of recording a Christmas video message to members from our Chair, Thomas Sheppard, and CEO, Caroline Kay.

Whilst there were many challenges and our member activity was not what we might have hoped at that start of 2020, we remained committed to keeping members updated and enabling a dialogue; we valued every opportunity to engage with members.

It is partly thanks to support from members that BPT is able to fund its planning and campaigning work, and during this time of financial crisis we would like to extend a huge thank you to all who continued with their subscriptions, donated to BPT and took out different forms of membership. This continuing financial support also demonstrated the value of our work and therefore contributed to our success in securing the vital external funding that has ensured our survival through the Covid-19 crisis. We would also like to thank those volunteers who, having decided to move on from their roles with BPT, retained their membership and continued to support us in this way.

In 2020 the business model for BPT was revised and we looked forward to welcoming a Sales and Marketing Manager to oversee membership and work towards its growth and diversity, as well as enable members to come together again safely in 2021.

2020 *Bath Matters*
front cover



World Heritage Site Enhancement Fund

Ainslie Ensom, Fund Administrator

The World Heritage Site Enhancement Fund (WHSEF) continued its varied and worthwhile projects during 2020. This was despite pandemic difficulties, including an understandable pause in annual funding from the Bath and North East Somerset Council and Bath Preservation Trust. The fund worked with local residents' associations, B&NES and other contributors and funding bodies.

Granville Road tree planting hedgeline fence £451.82

This was among the first steps in a project to plant trees to soften the impact on Bath's skyline of recently-constructed houses on Granville Road. The planting is being carried out with the support of volunteers and the farmer who owns the land below the skyline.

Canal towpath handrail at Bathwick Hill Bridge £5,000

This scheme of improvement, planned and executed by the Canal and River Trust for the Kennet and Avon Canal in Bathwick, included installing a safer path down to the towpath from Bathwick Hill Bridge. The scheme, at an overall cost of £206,363.00, was funded by the Canal and River Trust, B&NES, Wessex Water and the Widcombe Association. The WHSEF contribution enabled a bespoke hand-forged handrail to be installed on the new path.



Canal towpath handrail

Street signs phase 8 £7,717.24

Two painted signs at Cavendish Place and Ainslie's Belvedere have been conserved, as well as four incised signs at South Parade, St James's Parade, Green Park and Great Stanhope Street. An historic painted number 40 on Green Park has also been restored. This takes the number of signs in the award-winning conservation programme to 60 in total.

Design of downloadable versions of the World Heritage Site City Trail and Nelson Trail £456.00

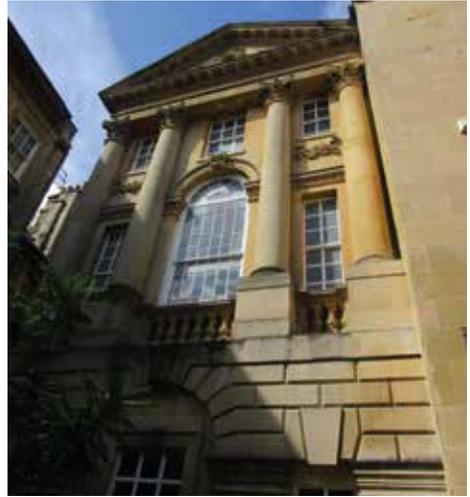
Early in the Covid pandemic, with no means of distributing the trail leaflets through the usual channels, downloadable versions of both were produced. The Nelson Trail version was supported by The Nelson Society. Find the Nelson Trail at <https://tinyurl.com/zzm2hzat> and the City Trail at <https://tinyurl.com/h5f9z4>

Listed Building Application for a group of replacement overthrows for Cavendish Road £2,448.00

This successful application will enable the start of a project organised by local residents to reinstate five missing ironwork lamp overthrows, plus working lanterns to all the overthrows along the terrace. The residents will bear the costs of installation, about £6,800 for each overthrow and £1,000 for each lantern.



Ladies' WC at Ironart Forge ready for restoration



Ralph Allen's Town House facade

Conservation of lamps/railings on Sydney Buildings High Pavement £4,437.50

The wrought iron railings along the High Pavement, which incorporate historically significant gas and oil lamp standards, were falling into decay. A partnership between the WHSEF, local councillors and the Sydney Buildings' Residents Association has enabled the cleaning, painting and repair of the ironwork.

Sydney Gardens Edwardian cast-iron WCs £5,000

A major scheme of about £2.5 million is under way for the restoration of Sydney Gardens. The WHSEF has contributed towards the conservation of the Grade II Listed Edwardian toilets, rare survivors of their type.

Ralph Allen's Town House Historic Paint Analysis £2,650.00

Research is being carried out towards a detailed Heritage Statement for this important building, to inform plans for its future. An Historic Paint Analysis commissioned by the WHSEF is providing valuable information for this research.

Queen Square Obelisk repair £695

The Grade II* Obelisk was designed by John Wood for Beau Nash to honour Frederick, Prince of Wales. Stones at the north-east corner of the base of the obelisk were badly decayed, and some sections had broken away entirely. The necessary repairs were organised and financed by a partnership between the WHSEF and the B&NES Parks Department.

For information or to suggest a project, please contact Fund Administrator Ainslie Ensom whsef@bptrust.org.uk

Overview of the Trust's Finances for the Year

Diane Aderyn, Chair, Finance Committee

I started my report last year by saying 'What a difference a year-end makes', highlighting that 31 January 2020 was the point of calm before the storm of the Covid-19 pandemic. At the time of writing that report I had little idea of the impact that the pandemic would have on the finances of the Trust, with the loss of the majority of our income in 2020 in prospect.

The pandemic closed all of our museums on 17 March 2020; as around 90 per cent of the Trust's income comes from visitor sales, the financial impact was immediate and led to an early recognition that rapid decision-making and fundamental organisational change was required to stabilise the organisation.

Meeting staff costs of over £40,000 a month was an immediate concern and the Trust used the Coronavirus Job Retention Scheme from April 2020, either fully or partially for all staff, with 80 per cent pay when furloughed. Over the year, the scheme contributed £114,000 towards staffing costs of just under £490,000. Business rates and leisure, tourism and hospitality grants provided income of almost £64,500 and these sources were vital in allowing the Trust to continue to operate in the early months of the pandemic. Trust members responded generously to an appeal for funds with just over £31,000 raised from individuals.

Despite this very welcome income and funding from the National Lottery Heritage Fund (NLHF) and Department for Digital, Culture, Media and Sport (DCMS), see below, it was apparent that the Trust would need to operate on a much-reduced scale for the foreseeable future and 14 members of staff took voluntary redundancy or were made compulsorily redundant during the year.

We were immensely grateful to receive funding first by an NLHF Emergency Grant and then by the Government's Cultural Recovery Fund (CRF) which has secured and stabilised the organisation's financial and operational position. The funding contributed a further c. £150,000 to staffing costs, allowed the commissioning of a new immersive visitor experience at No. 1 Royal Crescent and was used to develop, with consultants, a new business model based on full viability from one year post lockdown, but still based on considerably reduced staffing compared with pre-2020.

2020 was characterised by great economic and political uncertainty and I have been heartened by the speed and clarity with which the Trust has responded to this situation. In particular, our staff have worked under unprecedented pressure throughout the year to deliver these results and I am enormously grateful for their resilience and determination.

Detailed Financial and Operational review

Total Unrestricted income for the year before investment income was £384,525, a decrease of £497,740 from 2019/20 due to the impact of the Covid-19 pandemic.

- Museum income was £137,496, a reduction of £573,923 compared with the previous year.
- Income from trading activities was £21,210 (prior year £126,659). This relates mainly to sales in the shop at No. 1 Royal Crescent which was closed for the majority of the year.
- Membership income includes tours and other activities organised for members, none of which took place this year, resulting in a fall of income to £15,813 (prior year: £24,778).
- Grants, donations and legacies were £210,006 for the year, of which £178,241 were coronavirus-related grants.

Total Unrestricted expenditure for the year was £441,973, a reduction of £488,562 from 2019/20.

- Salaries remained the largest element of unrestricted expenditure at £288,981 for the year (compared with £517,733 in 2019/20), with a further £199,941 met from restricted funds (2019/20: £4,694). This represents a reduction in total salary expenditure of £33,505 due to the lower salary of staff 'on furlough' and to a reduced staffing structure effective from November 2020.
- Unrestricted non-pay expenditure reduced by £259,810 from 2019/20 which reflected a real reduction in some categories of expenditure (e.g. in shop purchases, museum opening costs and property rental and investment management costs) and that others were at least partially met by the NLHF Emergency Grant and the Cultural Recovery Fund Grant, both Restricted Grants, including a £36,653 contribution to premises and other general running costs.

Income from investments for the year was £91,644, comprising £74,481 of rental income and £17,163 of investment income and bank interest (prior year £67,952 and £20,655, respectively).

Within Restricted Funds, income of £760,865 included:

- £590,000 of NLHF and DCMS funding, approximately £300,000 of which was unspent at the year-end and will support activity in 2021/22.
- A £100,000 donation, £80,312 of which funded the purchase of the paddocks adjacent to Beckford's Tower.
- £51,986 of NLHF funding towards the *Our Tower* project for Beckford's Tower.

Expenditure from Restricted Funds of £432,986 included:

- Ongoing *The Whole Story* costs of £21,854 (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.
- Expenditure of the World Heritage Site Enhancement Fund of £30,586 (prior year £54,278), being direct expenditure only, with no financial contribution from the Trust due to the financial constraints resulting from the Covid-19 pandemic.
- NLHF Emergency and CRF grant funding of £272,186 for staff and non-pay costs.
- £72,150 expenditure on the *Our Tower* project.
- Restricted Funds also financed the purchase of £100,575 of capital assets: £20,263 of equipment and fittings funded by the NLHF grants and £80,312 for the purchase of the paddocks adjacent to Beckford's Tower.

After a decline in the first few months of 2020, investments finished the year with a gain of £6,089 (prior year: £70,063).

Unrestricted Funds increased by £40,285 and Restricted Funds by £327,879. As a result, total funds at the end of the year increased by £368,164 to £3,023,686. As noted above, £100,575 of the increase in Restricted Funds arises from the purchase of capital assets and the majority of the remainder is earmarked NLHF funding that will be spent in 2021/22.

The Bath Preservation Trust Limited and its Subsidiaries

Summary Financial Information for the Year Ended 31 January 2021

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 2021, 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 to 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 2021, 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 2021 which were approved by the Trustees on 28 May 2021 and which will be submitted to the Charity Commission and the Registrar of Companies.

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

Signed on behalf of the Trustees by:

W H T Sheppard
Chairman – The Bath Preservation Trust Ltd

Income and Expenditure

Unrestricted Funds

* See note

Bath Preservation Trust (incl No. 1 RC (Bath) Ltd) (£)	Beckford Tower Trust (£)	Herschel House Trust (£)	Total Unrestricted Funds (£)	Restricted & Endowment Funds (£)	Total 2021 (£)	Total 2020 (£)
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Unrestricted Funds:

Income & endowments before investment income:

Museums – admissions	118,383	1,308	8,753	128,444	–	128,444	690,547
Museums – other income	5,989	–	3,063	9,052	–	9,052	20,872
Museums – trading income	20,096	176	938	21,210	–	21,210	126,659
'Friends' membership schemes	15,813	–	–	15,813	–	15,813	24,778
Grants, donations and legacies	167,520	16,399	26,087	210,006	–	210,006	19,409
Total income & endowments before investment income	327,801	17,883	38,841	384,525	–	384,525	882,265

Expenditure on operations:

Salaries (Unrestricted Funds)	256,995	7,958	24,028	288,981	–	288,981	517,733
Shop purchases	9,345	(289)	653	9,709	–	9,709	41,301
Other cost of generating funds	4,235	–	–	4,235	–	4,235	7,141
Rental property and investment management costs	13,129	1,814	4,383	19,326	–	19,326	30,706
Premises costs (incl. depreciation)	62,843	10,704	14,829	88,376	–	88,376	155,282
Costs of Museum opening	13,623	1,253	2,036	16,912	–	16,912	89,853
Membership costs	2,064	–	–	2,064	–	2,064	16,176
Administration and other costs	34,372	2,373	2,969	39,714	–	39,714	59,710
Governance - audit	6,902	939	1,468	9,309	–	9,309	12,633
Running costs met from NLHF grants	(36,653)	–	–	(36,653)	–	(36,653)	–
Total expenditure	366,855	24,752	50,366	441,973	–	441,973	930,535

Net expenditure for the year before investment income

	(39,054)	(6,869)	(11,525)	(57,448)	–	(57,448)	(48,270)
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Investment income

Rental income	42,587	14,723	17,171	74,481	–	74,481	67,952
Dividends and interest	9,661	2,949	4,553	17,163	–	17,163	20,655

Net income for the year after investment income

	13,194	10,803	10,199	34,196	–	34,196	40,337
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Restricted Funds

7 Income	–	–	–	–	760,865	760,865	113,253
7 Expenditure	–	–	–	–	(432,986)	(432,986)	(137,661)

Net income

	13,194	10,803	10,199	34,196	327,879	362,075	15,929
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4 Investment gains / (losses)

	15,374	6,252	(15,537)	6,089	–	6,089	70,063
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Total movement in funds

	28,568	17,055	(5,338)	40,285	327,879	368,164	85,992
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Fund balances brought forward

	1,265,110	220,135	176,692	1,661,937	993,585	2,655,522	2,569,530
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Fund balances carried forward

	1,293,678	237,190	171,354	1,702,222	1,321,464	3,023,686	2,655,522
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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 2021 (£)	Totals at 31 January 2020 (£)
Fixed Assets					
Tangible fixed assets:					
1 Freehold land and buildings	774,969	80,312	–	855,281	774,969
2 Museum exhibits	46,433	391,831	44,634	482,898	482,898
3 Other tangible fixed assets	30,791	–	6,303	37,094	61,559
4 Investments	499,433	179,744	94,846	774,023	766,789
	1,351,626	651,887	145,783	2,149,296	2,086,215
Current Assets					
Shop stock for resale	10,830	963	1,699	13,492	22,017
Debtors	21,351	6,066	6,389	33,806	22,104
Bank balances	741,722	176,261	62,537	980,520	611,799
	773,903	183,290	70,625	1,027,818	655,920
5 Creditors: falling due within one year	(101,357)	(3,576)	(4,328)	(109,261)	(86,613)
Net current assets	672,546	179,714	66,297	918,557	569,307
5 Creditors: falling due in more than one year	(44,167)	–	–	(44,167)	–
Total assets less current liabilities	1,980,005	831,601	212,080	3,023,686	2,655,522
Unrestricted funds					
Designated: invested in property	542,978	–	–	542,978	542,978
Designated: future maintenance	190,878	211,590	127,439	529,907	512,852
Designated: Carl and Jeanette Mays fund	114,515	–	–	114,515	116,535
Designated: future loss of income	219,524	–	43,915	263,439	268,777
Designated: operating costs	–	25,600	–	25,600	25,600
Undesignated: free reserves	225,783	–	–	225,783	195,195
6 Total unrestricted funds	1,293,678	237,190	171,354	1,702,222	1,661,937
Capital – Permanent Endowment Fund	231,991	59,135	–	291,126	291,126
7 Restricted funds	454,336	535,276	40,726	1,030,338	702,459
	1,980,005	831,601	212,080	3,023,686	2,655,522

Notes

1. Freehold Land and Building

Freehold land adjacent to Beckford's Tower was purchased in 2020 and is included in the financial statements at cost.

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

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

The freehold land and buildings known as The Beckford Tower, Lansdown, Bath were gifted to The Beckford Tower Trust in 1972 and 19 New King Street was 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 The Beckford 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 25 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 Herschel House Trust in 1987). These items are in effect inalienable except insofar as the limited acquisitions and disposals policy permits, are 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, £13,769 was spent on the purchase of IT equipment and software, and £6,494 on fixtures and fittings, including CCTV at No. 1 Royal Crescent.

4. Investments

	Bath Preservation Trust (incl No. 1 RC (Bath) Ltd) (£)	Beckford Tower Trust (£)	Herschel House Trust (£)	Totals at 31 January 2021 (£)	Totals to 31 January 2020 (£)
Valuation: at beginning of the year	481,100	175,306	110,383	766,789	697,669
Funds deposited in the year	7,945	–	–	7,945	5,940
Investment management fees	(4,986)	(1,814)	–	(6,800)	(6,883)
Surplus / (deficit) arising on revaluation	15,374	6,252	(15,537)	6,089	70,063
Valuation: at end of the year	499,433	179,744	94,846	774,023	766,789

5. Creditors

During the year, the Trust drew down a bank loan of £50,000 under the Bounce-Back loan scheme. Repayments of the loan are spread over five years from July 2021.

6. Unrestricted Funds

	Revenue surplus/ (deficit) (£)	Investment gains or losses (£)	Movement during the year (£)	Balance brought forward (£)	Balance carried forward (£)
No. 1 Royal Crescent (Bath) Ltd	(2,390)	–	(2,390)	2,493	103
Beckford Tower Trust	10,803	6,252	17,055	220,135	237,190
Herschel House Trust	10,199	(15,537)	(5,338)	176,692	171,354
Retained in subsidiaries	18,612	(9,285)	9,327	399,320	408,647
Bath Preservation Trust	15,584	15,374	30,958	1,262,617	1,293,575
	34,196	6,089	40,285	1,661,937	1,702,222

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 (£)	Future loss of income (£)	Operating costs (£)	Mays legacy (£)	Total designated (£)	Free reserves (£)	Total undesignated (£)	Unrestricted funds (£)
No. 1 Royal Crescent (Bath) Ltd	-	-	-	-	-	-	103	103	103
Beckford Tower Trust	-	211,590	-	25,600	-	237,190	-	-	237,190
Herschel House Trust	-	127,439	43,915	-	-	171,354	-	-	171,354
Retained in subsidiaries	-	339,029	43,915	25,600	-	408,544	103	103	408,647
Bath Preservation Trust	542,978	190,878	219,524	-	114,515	1,067,895	225,680	225,680	1,293,575
	542,978	529,907	263,439	25,600	114,515	1,476,439	225,783	225,783	1,702,222

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 10 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 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.

7. Restricted Funds

		External grants and donations (£)	Expenditure incurred in the year (£)	Movement during the year (£)	Balance brought forward (£)	Balance carried forward (£)
Bath Preservation Trust						
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)	17,271	11,514
	<i>The Whole Story</i> project	-	(21,854)	(21,854)	30,148	8,294
	NLHF grant assets	20,263	(6,754)	13,509	-	13,509
Activities	World Heritage Site Enhancement Fund	507	(30,586)	(30,079)	79,809	49,730
	Donations for Education	500	(435)	65	1,620	1,685
	B&NES	-	(565)	(565)	1,578	1,013
	Costumed Interpretation	-	(430)	(430)	4,280	3,850
	NLHF – PPIC exhibition	1,103	(5,022)	(3,919)	4,691	772
	AIM – <i>Power of Perception</i> exhibition	1,450	(2,614)	(1,164)	1,317	153
	BGS Cayser Charitable Trust	-	-	-	14,200	14,200
	Coronavirus donations (planning)	4,000	(4,000)	-	-	-
	NLHF emergency grant	155,116	(155,116)	-	-	-
	NLHF CRF grant	405,154	(107,603)	297,551	-	297,551
	Other grants & funding received	-	-	-	22,141	22,141
		588,093	(340,736)	247,357	206,979	454,336
Beckford Tower Trust						
Museum Exhibits	Cabinet	-	-	-	64,000	64,000
	Coffer	-	-	-	324,000	324,000
	Beckford book/letters	-	-	-	3,831	3,831
	The Paddocks	80,312	-	80,312	-	80,312
Activities	Cemetery costs	-	-	-	2,146	2,146
	Rimington Legacy	-	-	-	49,916	49,916
	Beckford Project Phase 1	20,288	(5,299)	14,989	10,881	25,870
	<i>Our Tower</i> NLHF project	51,986	(66,851)	(14,865)	-	(14,865)
	Other	184	(184)	-	66	66
		152,770	(72,334)	80,436	454,840	535,276
Herschel House Trust						
Museum Exhibits	Letter from Sir Joseph Banks	-	-	-	1,100	1,100
	Letter from Nevil Maskelyne	-	-	-	1,525	1,525
	Dudley Adams globes	-	-	-	18,700	18,700
	18th century guitar	-	-	-	2,500	2,500
Other Assets	Display cases	-	(1,674)	(1,674)	4,512	2,838
Activities	Royal Astronomical Society	-	-	-	8,974	8,974
	NLHF PPIC exhibition	514	-	514	(514)	-
	AIM Conservation Audit	1,287	-	1,287	(1,287)	-
	Spark Grant	6,176	(4,560)	1,616	2,743	4,359
	AIM Collection Care	2,058	(4,136)	(2,078)	-	(2,078)
	NLHF Covid grants	9,467	(9,467)	-	-	-
	Other grants	500	(79)	421	2,387	2,808
		20,002	(19,916)	86	40,640	40,726
Totals for the year		760,865	(432,986)	327,879	702,459	1,030,338

The Bath Preservation Trust

Museum exhibits

- **John Wood Instruments** – These are 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.
- **NLHF asset** – This fund represents capital assets purchased from NLHF Emergency and Cultural Recovery Fund for Heritage grants, as outlined below.

Operating activities

- **World Heritage Site Enhancement Fund** – This fund is a partnership of the World Heritage Site Steering Group, B&NES Council and the Trust with the aim of initiating and supporting minor enhancements to Bath's heritage. During the year neither B&NES nor the Trust were able to make their financial contributions to the fund due to the impact of the Covid pandemic. Total donations and grants for the year amounted to £507 (prior year £26,308) and total expenditure was £30,586 (prior year £49,278). This leaves a closing balance of £49,730 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.
- **NLHF emergency and CRF grants** – During 2020/21, £177,300 was received from the National Lottery Heritage Fund Emergency Grant scheme, £16,844 of which is shown as NLHF grant assets and £5,340 in HHT NLHF Covid grants. Within 2020/21, £412,700 was received from the National Lottery Cultural Recovery for Heritage grant scheme, of which £3,419 is shown as NLHF grant assets and £4,127 in HHT NLHF Covid grants. These grants supported pay and non-pay costs from August 2020 onwards, including a contribution of £36,653 to the general running costs of Bath Preservation Trust in the period October 2020 to January 2021.
- **Other grants and 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.

The Beckford Tower Trust

Museum exhibits

A cabinet and a coffer, both formerly belonging to William Beckford, were purchased in 2007/8 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.

The Paddocks is freehold land adjacent to Beckford's Tower, purchased in 2020.

Operating 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 2021, there was no expenditure because of the Covid restrictions.
- **Beckford Project Phase 1** – These are donations received towards the first stage of the *Our Tower: Reconnecting Beckford's Tower and Landscape for all* project which will be used, inter alia, to fund any costs not recoverable from the NLHF.
- **Our Tower NLHF Project** – This is a £422,600 grant for the development stage of *Our Tower: Reconnecting Beckford's Tower and Landscape for all*, a major project to restore the tower and its landscape and to increase public engagement with its activities. This stage of the project commenced in February 2020 and is due to finish in May 2022, having been delayed by the Covid pandemic. The deficit of £14,865 was met after the year end by the NLHF and the Beckford Project Phase 1 fund.

The Herschel House Trust

Museum exhibits

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

Operating activities

- **Royal Astronomical Society** – This relates to a grant towards the running costs of the museum.
- **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.
- **AIM Collection Care** – This grant supported the upgrading of environmental conditions at the Herschel Museum following a Collections Care audit. The deficit will be met by AIM after the year end.
- **NLHF Covid grants** – This represents the salaries and other costs that were met from the National Lottery Heritage Fund Emergency grant scheme and Cultural Recovery Fund grants held by The Bath Preservation Trust.

8. Trustee Remuneration and Expenses

The trustees did not receive any remuneration (prior year: nil); reimbursed expenses amounted to £nil (prior year: £nil). The Trust purchased management liability insurance covering staff and trustees at a total cost of £1,167.



BATH
PRESERVATION
TRUST

We are a membership organisation
and a registered charity

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