



BATH
PRESERVATION
TRUST

Annual Review

1 February 2021 – 31 January 2022



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 Douglas Creed (co-opted 15 July 2021, elected 19 October 2021) Robert Dunton Julie Finch Bruce Haines David Hall Peta Hall Robert Hellard (resigned 19 October 2021) Colin Johnston Tom Marshall Simon Morray-Jones Victoria Thornton OBE
Chief Executive	Alex Sherman
Legal Advisors	Stone King LLP, Bath
Bankers	CAF Bank Ltd, Kent Lloyds, Bath
Auditors	Bishop Fleming LLP, Bristol
Financial Advisors	Quilter Cheviot, Bristol
Legal Status	Company Limited by guarantee governed by the provisions in its Articles of Association Bath Preservation Trust is also sole trustee of the Beckford Tower Trust and the Herschel House Trust

Cover: Completing the final phase of BPT's Trees for the Skyline project to enhance the landscape setting and soften the impact of new housing on Lansdown

Contents

Chairman's Report	4
Chief Executive's Report	5
Obituaries	6
Advocacy & Campaigns and Architecture, Planning & Place Committees	7
The Environs of Bath Sub-Committee	25
World Heritage Site Enhancement Fund	26
Bath Preservation Trust Museums Overview	29
BPT Curatorial Overview	32
No. 1 Royal Crescent	33
The Countess of Huntingdon's Chapel	35
Beckford's Tower and Museum	36
Herschel Museum of Astronomy	38
Learning and Engagement at the Trust's Museums	40
Museums Marketing and Social Media	42
Volunteers	43
Membership and Trust Events	43
Overview of the Trust's Finances	44
Summary Financial Information for the Year Ended 31 January 2022	46

Chairman's Report

Bath Preservation Trust was founded in 1934 to preserve the Georgian architectural setting of the city when it was under the threat of physical destruction and neglect. The issues may have changed but BPT must remain able and relevant to address emerging challenges and offer positive solutions to allow Bath to be both a World Heritage Site and a dynamic and liveable city.

I am pleased that in 2021 BPT was able to make significant contributions to national and local debate on proposed changes to planning policy whilst remaining thoroughly engaged with local planning issues.

Encouraged by BPT's resilience during the lockdown, and with significant public grants from both the National Lottery Heritage Fund and the Culture Recovery Fund, we had resolved 2021 was a good time to start investing in the future of the Trust. We began with major work at No. 1 Royal Crescent, despite concerns about lower visitor numbers and ongoing Covid restrictions for those who came. These changes at No. 1 were rewarded with growing visitor numbers, ahead of our expectations and on the back of very positive reviews.

The Herschel Museum of Astronomy also continued to be a popular choice, with strong younger interest, and our major project for Beckford's Tower and its setting continued to make very encouraging progress.

We said farewell to our former CEO in 2021 and, with the help of good advisors, we had a strong response to our recruitment of a successor and we were able to appoint by the summer. BPT's success sits on the shoulders of our very capable staff, our volunteers and trustees and this was another year of significant contributions. It would be unfair to name individuals, when there have been so many examples of hard work and dedication, but suffice to say that the organisation is in their collective debt.

It was also a delight to take a step towards normality when we held our delayed annual general meeting in the Mansion at Prior Park. It was reassuring to see such a good turnout and a fitting opportunity to publicly say thank you and goodbye to our outgoing CEO and welcome her successor.

The year ended leaving BPT in a strong position to face the emerging economic and known environmental challenges ahead. Thank you to all of you for your support.

Thomas Sheppard



Chief Executive's Report

For Bath Preservation Trust, 2021 was a year of major change and adaptation which demonstrated just how resilient and cohesive our charity is. As we pause to reflect on the year we have had, it is with some awe, a good deal of respect and a great deal of gratitude to the many people who made 2021 as successful as it was.

Our year started in lockdown, facing several months during which our sites were closed and our important campaigning activity continued to be provided online. Despite the inevitable limitations, these months were spent productively, preparing for when we could reopen our doors once more.

At No. 1 Royal Crescent, our headline museum, we had to take the difficult decision to change fundamentally the operational model, installing an immersive, self-guided visitor experience. With a government-led limit on the number of people allowed in a room at once, this installation allowed us to maximise the number of visitors we could host in the house. The immersive experience has done so much more than we hoped, providing a safe visit for house guests, enabling flexible programming and ultimately providing a means for us to survive.

When No. 1 and the Herschel Museum of Astronomy finally reopened in the spring, we were delighted to welcome visitors back, seeing numbers grow rapidly. By the autumn, admissions were *almost* back to normal, before a further lockdown disrupted the last month of the year.

At Beckford's Tower, preparations gathered pace to compile a major project application to the National Lottery Heritage Fund in 2022. The Museum of Bath Architecture remained closed, although preliminary exploration of options for a new museum commenced.

Our Advocacy and Campaigning staff and volunteer advisers were kept consistently busy. Developers remained active during successive lockdowns, and BPT successfully kept up with the resulting demand. As always, we have been fighting for better design quality in developments, greater sustainability and environmental benefits, significant limits to the number of PBSAs (Purpose Built Student Accommodation) and better outcomes for everyone in Bath.

Personally, I will always remember 2021 with the greatest happiness as the year I joined BPT as its Chief Executive, by far the proudest achievement of my career. Being the newest recruit has enabled me to see BPT with open eyes and to understand how it operates, how it is perceived and the challenges and opportunities it faces. I have found a robust and engaged, forward-thinking, forward-looking enterprise, ready to return to what it does best and enthusiastic to go further and do more. We are well placed to do so and in 2022 look forward to sharing our new strategy, *Vision to 2030*.

That BPT has not only survived but has positively thrived throughout the last year, is thanks to the involvement of many. The collective endeavour and commitment – of trustees, our brilliant and skilled staff, my predecessor Caroline Kay who has been so generous with her knowledge and time, volunteers, advisors, members and partners – deserves awe, respect and the deepest gratitude. It certainly has mine.

Alex Sherman



Obituaries

Dr Derek Gibson 1935-2021

A long-time supporter of Bath Preservation Trust and lender to No.1 Royal Crescent, Dr Derek Gibson died in December 2021. As a doctor Derek was a pioneer in the advancement of physiological echocardiography, and had a long and highly influential career as a clinician, teacher and author. He was also an avid collector of antiquarian books who held one of the best private collections on Georgian Bath, which he amassed over years of weekend visits to the city. He would leave with his backpack full of treasures from George Bayntun booksellers. It was with great generosity that Derek's final act of support was to bequeath this extraordinary collection, and the rare Kirkman Harpsichord at No.1 Royal Crescent, to BPT so that it could continue to be studied, enjoyed and looked after.

Arnold Root 1956-2021

The name Arnold Root frequently arises in the archives of BPT. Whether it is his photographs or proposals for repairs to a specific building, or his name in a list of those attending a key meeting, Arnold was a consistent presence when it came to the city's built heritage. As a practising architect and, in more recent years, a member of our Architecture, Planning and Place Committee, Arnold's inexhaustible knowledge of the design and construction of Bath townhouses made an invaluable contribution to the conservation of the city's architecture. His well-considered approach to issues surrounding the management of listed buildings and the continuing development of the city was always delivered in a relaxed and frequently humorous way. Any meeting or discussion he was present in was made all the better for it.



Andrew Townsend

Hazel Seers 1930-2021

Hazel Seers was our highly valued housekeeper at No. 1 Royal Crescent for 40 years, looking after the house and the collection meticulously until she retired at the age of 80. She would arrive each morning at around 7.00 am to prepare the house for opening to visitors. Every winter, when the house was closed for refurbishment and spring cleaning, she would carefully pack up the collection and then unwrap it ready for re-opening in the New Year. Hazel took such great pride in her work and was so loyal that virtually nothing would stop her from coming to



No. 1 – even when she had hurt herself in an accident. BPT held a retirement party for her at The Royal Crescent Hotel where, looking as glamorous as ever, she modestly accepted all the praise that was heaped upon her. In retirement Hazel enjoyed time with her large family and kept in touch with her colleagues from No. 1 until her death in 2021, just a few days before her 91st birthday.

Advocacy & Campaigns and Architecture, Planning & Place Committees

**Victoria Thornton, Chair, Advocacy & Campaigns and
Architecture, Planning & Place Committees**

Joanna Robinson, Senior Planning and Conservation Officer

Alexandra Best, Planning and Conservation Assistant

Review of the Year

In 2021 BPT established a new Advocacy and Campaigns Committee (A&C). It will provide strategic oversight, advice and leadership in advocacy and campaigning for the conservation, evolution and enhancement of Bath and its environs, with relevant learning activity spanning the organisation. It aims to be mindful of the wider remit of BPT, raise standards and ambitions and create a positive cultural environment for all staff and volunteers.

The A&C Committee will have close interaction with the Architecture, Planning and Place Committee (AP&P), with a clear differentiation of purpose. The A&C prepares the strategic context which guides the way BPT responds to local and national planning policy and contemporary issues relating to design and development. It also clearly provides position statements.

The AP&P coordinates reactive responses to individual planning applications and listed building consents, pre-application consultations, advice requests, and planning guidance and policy consultations, drawing on the skills and expertise of independent advisors. The collective memory and professional representation provided by AP&P trustees and advisors remains an important asset to ensure BPT can offer qualified advice and opinions based on policy, best practice design standards and an understanding of development issues for Bath and its environs.

In 2021 the A&C committed to developing a strategy for campaigning and advocacy in 2022. In 2021 its objectives focused on establishing terms of reference and committee membership. Campaigning issues fall into three primary categories: climate and sustainability, design excellence in planning, and public realm. As well as a broad strategic focus on all planning issues, this committee will also have a major input into the development of the future strategy for the Countess of Huntingdon's Chapel.

Much like 2020, 2021 was a year of change. BPT's campaigning and conservation work responded positively to the continued challenges and we survived and thrived. BPT attended nine out of 12 monthly Planning Committee meetings, with some favourable outcomes. We also participated in the appeal hearing for another major development site, with a less favourable result. Detailed, thorough responses were submitted to important local consultations, specifically the Local Plan Partial Update and the Milsom Quarter master planning area, and these carry our campaigning messages forward into 2022.

We published our new quick-wins guidance leaflet for Low Carbon Living in Older Homes. We also completed scoping to update energy efficiency retrofitting guidance with an options study carried out by the Centre for Sustainable Energy.

Our social media followings steadily increased, and the BPT website was updated with rolling news content, new monthly planning news, sections on Climate Emergency and a new consultation responses timeline. We also supported a summer internship part-funded by the University of the West of England.

Committee Member Recruitment

Towards the end of 2021 BPT advertised via the Royal Town Planning Institute, online and social media, for advisors to join the AP&P Committee. The recruitment process involved reviewing current skills and expertise within the existing committee and identifying the skills gaps. BPT received six applications and recruited one new volunteer member to the AP&P Committee and one new member to the A&C Committee in January 2022.

We are particularly grateful to our Architecture, Planning and Place and Environs Committee advisors who continued to support BPT in 2021 by regularly attending monthly and bi-monthly meetings online for a second year and engaging in many issues that have an impact on the city and its landscape setting.



Architecture, Planning and Place
Committee volunteers meeting outside
for a walking discussion

Highlights 2021

- Publishing a 'quick wins' guide to low carbon living in older homes, supported by external funding
- Regularly attending and participating in Bath and North East Somerset Council (B&NES) Planning Committee meetings
- Participating in an online appeal hearing for the Homebase site
- Submitting responses to B&NES Local Plan Partial Update
- Submitting detailed responses to three draft Supplementary Planning Documents: Energy Efficiency, Retrofitting and Sustainable Construction; HMOs; and Transport & Development
- Engaging in Milsom Street Masterplan stakeholder consultation
- Submitting responses to National Planning Policy Framework and National Model Design Code consultations
- Appraising options for updating energy efficiency guidance
- Completing literature review of existing retrofitting guidance
- Inputting into hierarchy of works for pre-application advice and feasibility study for the Countess of Huntingdon's Chapel
- Completing Trees for the Skyline project
- Achieving press coverage of BPT's open letter on the old King Edward's School
- Publishing monthly planning updates on BPT website and social media
- Updating website content weekly
- Welcoming Architecture and Planning degree student Milly Harvey as BPT's summer intern
- Completing significant conservation projects supported by the World Heritage Site Enhancement Fund

Responses to consultations 2021-2022

Local consultations

- Bath City Centre Security Consultation
- Local Plan Options Consultation
- Local Plan Partial Update
- Energy Efficiency, Retrofitting and Sustainable Construction draft Supplementary Planning Document (SPD)
- Houses in Multiple Occupation SPD
- Transport & Development SPD
- Vision for Bath River Line
- Milsom Quarter Masterplan

National consultations

- National Planning Policy Framework and National Model Design Code Consultation
- Public Consultation on the Future of Time-Limited Permitted Development Rights

Representations to B&NES Planning Committee Meetings 2021-2022

- 5G mast, Larkhall Football Club (objection, allowed)
- Friends Meeting House (objection, refused)
- Cedar Park Care Centre (objection, approved)
- The Scala (objection, refused)
- Waterworks Cottage (objection, decision deferred)
- Waterworks Cottage (objection, refused)
- The Royal Mineral Water Hospital (support, approved)
- Dick Lovett site (objection, approved)
- The former Bath Press Site (objection, refused)
- Regency Laundry (objection, refused)
- Field between City Farm and Cotswold View (objection, approved)
- Belvoir Castle (objection, refused)
- Frome House (objection, refused)
- Clarkson House (objection, refused)

Year in numbers



Advocacy and Campaigns

'Quick Wins' Guidance for Low Carbon Living in Older Homes

BPT published a new digital guide offering clear, practical advice for people in historic houses before they embark on any energy-efficient retrofitting measures. As well as 14 'little and low cost' suggestions and 16 that have no cost at all, the guide includes a further six ideas to inspire Bath residents to reduce their own impact on the environment. Photographs show examples of energy-saving measures that home-owners have already fitted, including secondary glazing, window shutters and under-floorboard insulation.

Watch list

A number of buildings remained on BPT's 'watch list' in 2021 including the Old King Edward's School. This meant that BPT regularly wrote to the Council and others to call for action. We sent an open letter to Council officers and Wera Hobhouse MP. This resulted in local press coverage and a commitment from B&NES officers to maintain regular communication with the building owners. Other sites on the list include:

- Hampton Row – Grade II
- The Cattlemarket – Grade II
- Ralph Allen's Town House – Grade II
- Bladud's Buildings – Grade II
- Ralph Allen Drive Gate Piers – Grade II
- Beckford Nursery Gardens and Ride – Grade II
- Bloomfield Crescent kitchen garden and walls – Grade II*
- Westbrook Woodland



Low Carbon Living Guidance leaflet



The Old King Edward's School, Broad Street

Granville Road - Trees for the Skyline

The final phase of BPT's Trees for the Skyline tree-planting project was completed in winter 2021. A grand total of 40 trees have been planted in fields below Granville Road to reduce the impact of new housing on Lansdown above Charlcombe. In December we planted 15 trees about 2m high at intervals in the fields near the ridge. This was with the help of City and Guilds horticulture students from Grow Yourself – a Community Interest Company offering training and volunteering in Bath and North East Somerset.

Species include majestic natives such as oak, beech, maple and lime, as well as wild cherry and crab apple, along with 500 hedging plants in a new 100m hedge. As the trees reach full size – in 50 to 100 years – they will soften the appearance of this recent development along the ridge. They will also enhance the green skyline which forms a distinctive part of the 'landscape setting' of the city, nestled in the hollow of the hills – an attribute identified as one of the special Outstanding Universal Values of the Bath World Heritage Site. These trees also make a small contribution to the fight against climate change and will help improve biodiversity and sustain a nature positive city.

The project has been supported by the World Heritage Site Enhancement Fund, More Trees for B&NES and the Woodland Trust, and we are very grateful to the owner of the land, Peter Griffin, who has enabled all this planting to take place.



Horticulture students and BPT staff plant Trees for the Skyline on the hillside below Granville Road

Local Plan Partial Update

BPT submitted two detailed responses to the proposed Local Plan, Options and Partial Update consultations. Proposed revisions address the Council's declaration of a Climate and Ecological Emergency, update the local authority's housing supply to ensure the Core Strategy requirement can be met, and update specific policies addressing parking standards, Purpose-Built Student Accommodation (PBSA) and Houses in Multiple Occupation (HMOs).

We strongly welcomed ambitions to develop greener policies in response to the Climate Emergency and increased energy efficiency targets for new builds. However we continued to encourage an increased cross-border collaboration to address proposals such as large-scale renewable energy generation (wind and solar farms) and sustainable transport strategies. We encouraged policies to link student accommodation developments with education providers to ensure proposed sites meet demonstrated demand and do not take up sites that could be used for housing. We raised serious concerns about the proposed 'destination' function of Park and Rides because we maintain that these sites should be primarily multimodal in their usage. We opposed any proposed removal of these sites from the Green Belt as we consider this could lead to 'free-for-all' development at these gateways to the city.

In response to the Local Plan Partial Update, BPT welcomed and supported the primacy of the Climate and Ecological Emergencies and expressed concerns that the proposed policies fall short of providing the context for Bath to become an international exemplar of integrated sustainable design and city planning. BPT called for policies and guidance to be strengthened to ensure:

- The Green Belt is actively protected. Measures should be taken for existing Park and Ride sites to be sustainably enhanced as nature corridors and locations for renewable energy and recycling, without being removed from the Green Belt.
- Green transport modes are prioritised, with end-to-end solutions and with carbon-emitting transport disincentivised.
- Brownfield/new developments are of the highest quality of sustainable net zero carbon architecture which enhance the character of Bath.
- Community and sectoral engagement and consultation is actively promoted and resourced as a viable method that puts local people at the heart of decision making and positive development.
- Incentives to encourage sustainable modification of existing buildings is prioritised ahead of new-build.
- Fully independent and transparent carbon auditing (including embodied carbon) provides a strong and verifiable means of evaluating development or modification proposals. This should be included as an evaluation criterion which will influence decision making.
- Overheating is addressed as a significant risk for the future and obligations to respond to this should apply to all developments, irrespective of size.
- End use of sites is considered in consultation with local communities, to limit adverse impacts on them.
- The cost of pre-application planning advice services for listed building energy efficiency retrofits is removed as a barrier.
- Detailed guidance is provided for the approach to secondary glazing in listed buildings and removal of the need for listed building consent or planning permission, where existing fabric will not be irreversibly harmed or damaged.

Revised B&NES Energy Efficiency, Retrofitting and Sustainable Construction Supplementary Planning Document (SPD)

In response to the revised SPD, BPT called for barriers to retrofitting and climate action to be addressed through bookable free 'surgery' appointments for residents of listed buildings and conservation areas to discuss proposals to improve energy efficiency with a conservation officer. We also called for householder pre-application and/or application fees for decarbonising proposals to be waived where permitted development rights have been removed due to being within a Conservation Area/World Heritage Site. This would complement the existing removal of fees for pre-applications related to Article 4 directions or removal of permitted development rights through planning conditions. BPT also called for more detailed guidance to enable smoother consent processes. However, the SPD has not brought about these changes. It covers many retrofitting measures requiring planning consent, but there is a shortage of detailed advice.

Bath City Centre Security consultation

B&NES Council consulted on proposals to restrict vehicle access within the city centre to address security concerns. Along with a permanent bus gate and access restrictions on Milsom Street as part of a wider package of measures for public realm improvements, the consultation suggested bollards throughout the city centre to prioritise pedestrian use and restrict inner-city parking and vehicle access. BPT supported proposed improvements to pedestrianisation where this did not conflict with appropriate disabled access. We maintained the need for a coherent, Bath-specific approach to street furniture, such as bollards, that should refer to established local design guides like the Pattern Book.

Milsom Quarter Masterplan

BPT was invited to engage with stakeholders on early proposals for the creation of the Milsom Quarter Masterplan to address accelerating declines in retail premises and the creative reuse of the Council's commercial estate. BPT encouraged opportunities for improved east-west connections towards the riverside and possible street 'greening' where this would not negatively affect historic sightlines. We supported suggestions for underused upper floors to be converted to homes where this could be achieved without conflicting with Milsom Street's shop character at ground level. BPT continued to push for examples of sustainable retrofit and futureproofing homes to address concerns such as overheating.

Bath River Line

BPT welcomed initial proposals to reconnect Bath with the River Avon and improve river corridor habitats by creating a new riverside linear park through the city centre. We maintained the importance of design coherence throughout multiple 'stopping points' along the river, and the use of the Pattern Book to guide the design of surfaces and street furniture.

Response to changes to the National Planning Policy Framework and New Model Design Codes

The Government consulted on changes to the National Planning Policy Framework (NPPF) in response to the Building Better, Building Beautiful Commission *Living with Beauty* report. They set out a greater emphasis on beauty and local distinctiveness and called for poorly-designed developments to be refused. Other amendments included greater reference to flood risk and climate change, strengthening policy wording for the use of Article 4 directions to restrict Permitted Development rights in light of ongoing national changes to the planning system,

and increased protection for historic statues and monuments (both listed and unlisted).

The Government also consulted on the National Model Design Code (NMDC), which has since been published. This provides guidance on creating design codes and policies by local planning authorities with community input throughout. The idea is to inform the design and character of development proposals and the creation of sustainable and distinctive places.

BPT expressly supported the strengthening of policy for sustainable development and the protection of the natural and built environment. We welcomed increased emphasis on the need for beautiful, well-designed places and the use of tools such as local design codes and masterplans to inform development proposals and reflect local character. We emphasised that local authorities will need additional resources and skills-based training to deliver local codes with appropriate community consultation. We felt that further clarity was needed regarding the role of civic and amenity societies as consultees throughout the plan-making process. We expressed concern that the delivery of high-quality design will be undermined by any widening of permitted development rights, preventing a planned approach to our town and city centres and risking harm to historic character.

Consultation response on the Future of Time-Limited Permitted Development Rights

Proposed changes to national policy included plans to make two temporary permitted development rights permanent. Previously implemented to support businesses and the high street in response to the pandemic, these permitted development rights included moveable structures within the curtilage of a pub, café, restaurant or historic visitor attractions, including listed buildings, and markets held by or on behalf of local authorities. BPT expressed concerns about the impact of removing planning restrictions on historic urban centres and high streets, and the lack of consideration of potential harm to heritage assets such as listed buildings and conservation areas.

Advocacy Communications, PR and Social Media

For the first time BPT commissioned data to quantify press and online media coverage. Of almost 200 mentions in the press, 103 instances related to campaigning and planning issues which BPT has been concerned with. Coverage was mainly local and regional, apart from one appearance in the Economist and an article in iNews.

Social media impact continued to grow in 2021 but not as fast as during the pandemic in 2020. More details of World Heritage Site Enhancement Fund conservation projects were shared through social media and this resulted in more engagement and followers.

At the end of 2021, BPT's Twitter followers were at 4,228 (up from 3,755 in January 2021) and BPT's Instagram followers were at 3,085 (up from 2,565 in January 2021).



BPT's Instagram followers expanded by 20 per cent in the year

World Heritage Day

The 2021 World Heritage Day provided a platform to celebrate 'Conservation through Covid' and all the World Heritage Site Enhancement Fund projects that continued through the pandemic. This was initiated by BPT as an online event involving B&NES Council and others.

Learning

Once again BPT employed a summer intern from the University of the West of England. This was funded by UWE and BPT's Carl and Jeanette Mays conservation internship fund. Milly Harvey, a final year Planning and Architecture student, worked full time for eight weeks to support BPT's campaigning and planning team. She gained experience of planning and development processes, and researched existing guidance for retrofitting and housing design. She also followed up and compiled retrofit case studies.

Major Planning Applications and Developments

Bath Quays North

A detailed planning application for the office-led redevelopment of the Avon Street car park site has been in place since late 2020 and BPT has continued to engage with developers and stakeholders as design revisions have been brought forward.

Changes made responded to our previous comments about introducing more variety in the elevations of the building plots across the site, particularly as viewed as part of the riverside. We welcomed the use of a stronger vertical emphasis, in the form of roof-level piers and porticos, to 'break up' the strong horizontal line of the development. Different material treatments were used to distinguish building plots, although we maintain some concerns regarding the use of 'pink' brick within the city.

The scheme is expected to go forward to the Planning Committee in 2022. Demolition of the Avon Street car park is scheduled for summer 2022.



Bath Quays North

Homebase site

At planning appeal inquiry in June 2021 BPT's Senior Planning and Conservation Officer Joanna Robinson spoke against proposals for the mixed-use redevelopment of the defunct Homebase site to provide assisted living accommodation. BPT has continued to oppose the scheme because of its excessive height, bulk, massing and inappropriate use of materials. We cited harm to multiple heritage assets and landscape views into and across the World Heritage Site as reasons to dismiss the appeal. The use of 'anywhere architecture' would fail to reinforce local distinctiveness. The appeal was allowed in September 2021, with the planning inspector concluding that the development would enhance the appearance of the conservation area and harm to the World Heritage Site would be outweighed by "the substantial, cumulative weight of the identified public benefits".

The Scala

Following BPT's identified concerns with the proposed height of development at the Scala, a locally-listed former 1920s cinema in Oldfield Park, a new application proposed to reduce the 'courtyard' student block by a storey. Whilst we maintained concerns with the speculative provision of student accommodation, at Planning Committee BPT and councillors ultimately welcomed this change and the scheme was granted permission.

Bath Press

The latest scheme for the mixed-use redevelopment of the former Bath Press site on the south of Lower Bristol Road was refused at Planning Committee. BPT was pleased to note that, amongst the reasons for refusal, councillors included the loss of the stone boiler chimney from the early 20th century façade. It is the only surviving remnant of the original press building. Following the submission of revised development plans in December 2021, BPT welcomed the retention of the historic chimney, but we maintain that development should be appropriately scaled to avoid over-dominating this historic façade.



Bath Press site with its historic façade and chimney

Deadmill Lane

Revised plans for the development of 15 affordable homes on an open site within the Green Belt in Swainswick came forward in 2021, following the refusal of an earlier scheme for 18 affordable homes. Local residents continued to lobby against the scheme on grounds of the loss of a significant green space that connects with the wider countryside to the north of Bath. The scheme would harm the historic setting of Dead Mill, a locally listed building and noted landmark.

BPT has continued to oppose the principle of development on this site because of the extent to which this would harm the Green Belt, the green setting of Larkhall and multiple heritage assets including a Non-Designated Heritage Asset of local 'landmark' significance, the Bath conservation area, and the World Heritage Site. In February 2022 the scheme was rejected by the case officer on the grounds of the "totality of the harm" to multiple heritage assets in the area, in line with BPT's concerns.

Midford Castle

BPT has continued to have strong concerns about applications for increasing development within the parkland setting of the Grade I Midford Castle and its Grade II* outbuildings. The latest application proposed 560 solar panels and a second agricultural barn. This followed planning permission granted for a subterranean agricultural barn in 2019.

We emphasised that the cumulative build-up of the site and the excessive height and scale of the proposed barn would further harm the group value and setting of the listed buildings. The proposals were refused by the case officer and subsequently dismissed at appeal due to the "combined weight of harm" to the Green Belt, Area of Outstanding Natural Beauty and landscape setting of Midford Castle.

Royal Mineral Water Hospital (The Min)

Aaron Evan Architects were appointed in 2021 to develop a new scheme for the change of use of the Mineral Hospital to a hotel. BPT was invited to consult at pre-application stage and we welcomed the revised design as a more modest addition to its backland setting. We commended opportunities for public realm improvements such as repaving Parsonage Lane and soft landscaping the hotel garden. At Planning Committee, councillors voted to support the proposal and welcomed the opportunity to bring the Grade II* building back into viable use.



Royal Mineral
Water Hospital

Thermal improvements to listed buildings

B&NES Council's declaration of a Climate Emergency in 2019 triggered an increasing number of applications seeking thermal improvements and retrofits to listed buildings. A significant number proposed the installation of 'slimlite' double glazed windows or secondary glazing.

BPT welcomed the opportunity for the wholesale installation of 'slim' double glazing at 6 Lansdown Place East, although we emphasised the importance of choosing an appropriate glazing bar profile and thickness to retain the traditional appearance of the building. The scheme was granted consent and will be one of the few examples of extensive double glazing at a significant terrace in Bath.

Further substantial schemes included the proposed installation of secondary glazing and roof-mounted PV panels at the Grade I listed 23 Grosvenor Place that was granted consent at Planning Committee. We maintained that this offered an exceptional opportunity to retrofit a council-owned property of high heritage significance.

We continue to welcome opportunities to work with applicants to create case studies that can inform future retrofit best practice.



Energy Efficiency Listed Building Consent
granted for 'slim' profile double glazing at
6 Lansdown Place East

Waterworks Cottage, Charlcombe Way

Local objections were raised to plans to demolish a locally-listed worker's cottage on Charlcombe Way to make way for three new homes. BPT supported residents in opposing the loss of a Non-Designated Heritage Asset (NDHA), formerly associated with the 19th century Charlcombe Water Works. We also raised concerns about the impact on wider landscape views. Due to local pressure, the application was subsequently revised to keep the cottage and reduce the scheme to two new dwellings.

At the Planning Committee, BPT spoke against the scheme because of overdevelopment of the site and harm to local character and the setting of an NDHA. Councillors voted to refuse the scheme on the basis of overdevelopment and failure to conserve or enhance the landscape setting, as well as citing ecological concerns. An appeal was scheduled for early 2022.



Student accommodation development, Lower Bristol Road: Dick Lovett, Frome House, Jubilee Centre

BPT has continued to resist in principle further, speculative development of student accommodation within the city where these sites could offer much-needed local housing. We noticed an increasing number of schemes along Lower Bristol Road for large-scale student schemes. The latest example is the redevelopment of the Dick Lovett site, granted planning permission in 2021, which included 335 student bed-spaces.

We objected to proposals to extend Frome House by two storeys to create 67 new student bed-spaces. Additional concerns included excessive height, bulk and massing of the development as well as inappropriate mock-Georgian architecture in an area characterised by later Victorian and 20th century architecture. Councillors refused the scheme at Planning Committee, citing concerns with inappropriate design and scale and the overprovision of student accommodation.

We also opposed proposals for the mixed-use redevelopment of the Jubilee Centre for 121 new student bed-spaces whilst retaining storage and distribution on the ground floor. BPT maintained that excessive height and massing would harm the conservation area and would overshadow multiple Grade II buildings. That scheme was refused on the grounds of design concerns as well as flood risks; a revised design with improved reference to the industrial character of the area was later permitted.

Field between Bath City Farm and Cotswold View

Continued efforts have been made to develop a site next to Bath City Farm. BPT has continued to oppose proposals for nine homes on part of an 'important hillside' within the World Heritage Site. We opposed erosion of this green hillside through increasing development pressure and we maintain that any development would establish an unwelcome precedent.

Despite our objections, the inspector concluded at a 2020 appeal that the housing benefits of the scheme would outweigh the "very limited harm to the significance of the [World Heritage Site]". The scheme was therefore resubmitted with an ecological mitigation plan and permitted at Planning Committee in 2021.

Belvoir Castle, Lower Bristol Road

Planning permission for the development of flats behind a Grade II pub was quashed as unlawful at the High Court, after the planning decision was challenged by a local resident. The application was referred back to the Planning Committee, and BPT took the chance to speak against the development and the proposed harm to multiple listed buildings. Councillors voted to refuse the application because of harm to heritage assets and an overbearing impact on neighbours.



Belvoir Castle

St Martin's Chapel and Hospital, Odd Down

Plans to develop the setting of the Grade II St Martin's Chapel were refused. The 2021 application for eight apartments was rejected because of harm to the setting of the Grade II listed chapel and the wider Grade II St Martin's Hospital site, formerly the Bath Union Workhouse.

BPT has continued to object to similar proposals from 2019 onwards. We maintain that the current proposals would harm the setting of a Grade II building, worsened by the use of extensive hard landscaping and loss of trees. The scheme was dismissed as "intrusive development" at appeal and concluded to be harmful to the setting of multiple listed buildings.



St Martin's Chapel

Cleveland Pools project

Work began in May 2021 to restore the Grade II* Cleveland Pools, the oldest surviving outdoor public swimming pool in the UK. The £6 million redevelopment project aims to refurbish the pool and its buildings and bring them back into working public use. BPT was pleased to support plans for installing a floating pontoon on the River Avon, intended to allow sustainable access to the open-air pools by boat, canoe and paddleboard. We commended the opportunity to include a water source heat pump as part of the pontoon design to draw 100 per cent of the heat for the pools from the river, using low carbon technology. The pools are expected to open to the public by summer 2022.



Bear Flat Association

'Snowy' remains a distinctive feature of Bear Flat, following a campaign to keep this landmark polar bear

'Snowy' the Bear, Bear Flat

Local concerns were raised when proposals for the refurbishment of the Bear pub in Bear Flat would have removed the life-size model of a polar bear from the roof. The bear, fondly nicknamed 'Snowy', has become a well-established local landmark that residents wanted kept as part of the pub. BPT voiced its support for retention of this landmark which adds to local distinctiveness and character. Revised plans proposed retaining the bear, but painted brown. Thanks to the efforts of the Bear Flat Association and its 'Keep Snowy Snowy' campaign, it has been confirmed that the polar bear will be kept white.

2021 Planning Applications Overview

The chart opposite gives a detailed insight into our planning application responses throughout 2021, categorised by the types of application received by B&NES Council. We have included our own 'energy efficiency' category to assess the increasing number of retrofit applications submitted in response to B&NES's declared climate emergency.

Over the past five years we have been able to show 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 in a case officer's planning decision, or where the case officer has negotiated changes or conditions to a 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.

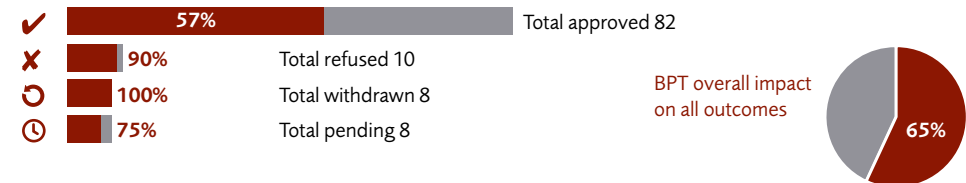
BPT influence on planning decisions



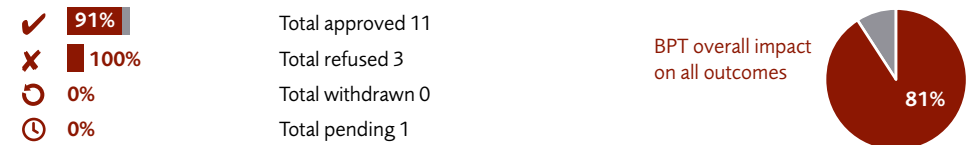
Listed Building Applications



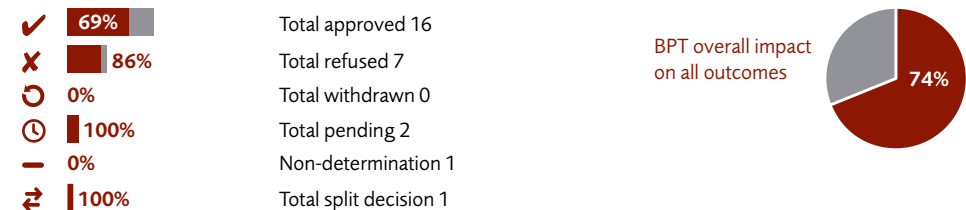
Full Planning Applications



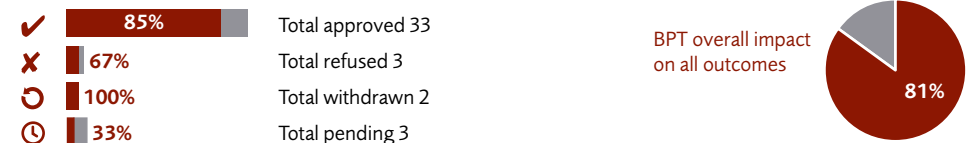
Advertising Regulations Applications



Other Applications



Energy Efficiency Applications



Headlines

- In **2021** we responded to a total of **308** planning applications, an increase from the **307** in **2020** and the **286** in 2019. Over the past three years we have responded to an annual average of **300**.
- BPT had an overall influence of **70 per cent** in all applications to which we responded. This is an increase from **2020** when we had a total influence of 64 per cent, and 2019 when we had a total influence of **62 per cent**. From the data we have collected over the last five years, it is estimated that **BPT has had an average influence of 61 per cent in all applications we responded to since 2017**. This is a **2 per cent** increase on our average influence since **2020**.
- We responded to a total of **156** listed building applications (LBAs), **6** more than in 2020, and had an overall impact on **72 per cent** of them, a **1 per cent** increase on **2020**.
- There was a **10 per cent** decrease in the full planning applications (FULs) which we responded to, compared with **2020**. We responded to **108** full planning applications and had an overall impact on **65 per cent**, showing a **38 per cent** improvement on our influence the previous year.
- We responded to a total of **16** advertising and signage applications (ARs), and had an overall impact on **81 per cent** of them, a **32 per cent** increase on our previous influence in **2020**.
- We responded to **41** applications proposing energy efficiency works – **73 per cent** related to listed buildings. We had an overall impact on **81 per cent** of the applications.
- We had the highest influence in permitted applications for energy efficient retrofits, with an input of **81 per cent** into all those granted permission. This **14 per cent** increase on our influence in **2020** may be attributed to BPT's growing expertise in sensitive heritage retrofit, as well as the increasing number of retrofit applications being submitted.

BPT helps safeguard Bath's built environment by assessing most planning applications advertised by B&NES each week. Using our planning and heritage expertise, we assess the impact of a proposal, with input from our Architecture, Planning and Place Committee. As a critical friend to B&NES planning officers, Planning Committee members, architects, developers and property owners, we advocate best practice beneficial change to protect and enhance Bath as a successful, flourishing World Heritage city. Our increase in influence to 70 per cent (overall) of the selected applications we engaged with indicates the improvement in the effectiveness and reach of our planning knowledge and expertise, and better communication of potential issues and opportunities to the local planning authority. We also credit our involvement with other amenity and local groups such as the parish councils around the city, with whom we consult on planning applications within Bath's environs.

Enforcement

BPT monitors unauthorised work or additions within Bath and its environs. We report any potentially harmful work which the staff or committee members spot, as well as those we hear about from the public. We also correspond with case officers about potential development breaches or enforcement cases. In 2021 we were involved in enforcement cases concerning unauthorised changes to signage and shop fronts, work to remove the internal fittings of listed buildings, and unpermitted roof terraces within the conservation area. We are always happy to be notified of potentially harmful works 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.

The Environs of Bath Sub-Committee Report

Douglas Creed, Chair

I was delighted to take over the Chair of the Environs sub-committee in the middle of the year from Robert Hellard, who has been a tireless supporter and lead of the group for 14 years. I thank him for all he has done and for the support he has and is giving me.

The Environs group consists of representatives from the 14 parishes that surround the World Heritage City of Bath. It meets bi-monthly to discuss local parish planning issues and the wider impact of development on the setting of the city. As the Bath Clean Air Zone (CAZ) prevents large vehicles from driving through the city, small country roads in the environs will undoubtedly take more pressure, and the collaborative work of the Environs group will become even more important.

The green spaces provided by the parishes closest to the city are becoming more crucial, not only for recreation and mobility but also to provide the Clean Air that is vital for Bath to reach its air quality goals. It will be very interesting to see the development of Bathampton Meadows, recently acquired by the National Trust, as an exemplar for enhancing the open green spaces that provide the setting of the World Heritage Site.



Bathampton Meadows, now under the care of the National Trust

The work of the Environs Committee included:

- **South Stoke** We continued to monitor and respond to the continuing development at Sulis Down, and in particular to the suggested increase in development on this site
- **Midford Castle** We visited the Grade I castle to add weight to the ongoing enforcement notice regarding over-development within the setting of multiple Grade I and Grade II* buildings, and are delighted with the recent Inspector's comments at appeal
- **Kelston and others** We continued to press for enforcement action against the use of shipping containers for habitation
- **Corston** We supported the launch of the parish's Community Housing Scheme, creating affordable houses in the context of an orchard and additional green planting.

As a group we continued to monitor 5G mobile phone masts and solar arrays. It will be important for the B&NES Planning Department to have an inclusive policy that parishes and providers can follow and at the same time look for ways to be environmentally astute by allowing the individual parishes to retain their own identity.

The Environs group provides a worthwhile forum for parishes to keep up with changes in planning policy and share their concerns and ideas for the future. It continues to be extremely important to maintain the World Heritage status of our wonderful city by safeguarding its setting.

We are very grateful to BPT's Conservation team of Joanna Robinson and Alex Best, who give guidance and support on so many issues, drawing on their knowledge of past cases. We look forward to working with Alex Sherman as he takes on the mantle of CEO of BPT.

World Heritage Site Enhancement Fund

Ainslie Ensom, Fund Administrator

The World Heritage Site Enhancement Fund (WHSEF) continued to initiate and support interesting and worthwhile projects during 2021. The annual funding of £5,000 from BPT and £20,000 from Bath & North East Somerset Council was restored, following a pause in 2020 because of the pandemic. The fund has worked in partnership with B&NES, particularly the Highways and Parks departments, with local residents' associations and with other supporting contributors and funding bodies.

Funds allocated in 2021

Street signs Phase 9: £6,900

Four painted signs at Bridewell Lane, Gracious Court in Broad Street, Cheap Street and York Street have been restored. This takes the number of signs in the award-winning conservation programme to 64 in total.

Design and print of 2020 WHSEF Newsletter: £550

An illustrated newsletter listing the projects supported and completed by the WHSEF was produced in an on-line format. A small number of paper copies were printed as a record and for future distribution.

Jewish Burial Ground in Combe Down: £3,500

The fund contributed £650 in 2013 towards the restoration of Georgian chest tombs in the Burial Ground. In 2021 a further £3,500 was granted to fund further repairs to fragile memorials and also to reinstate the Blue Lias flagstone floor in the small cottage on the site. This cottage will be used as an interpretation and education centre.



Heritage lighting on Walcot Passage Steps: £5,883.40

Following the conservation of street signs in the upper entrance to the Steps and Bladud's Buildings, the third phase of this restoration has been completed. In partnership with the Council lighting team, two newly-fabricated lanterns have been installed, one on an original and the other on a replica bracket. These lanterns, modelled on those outside the Pump Room, replace the two inappropriate mid-20th century lamps which previously lit the Steps.



Sydney Gardens Edwardian cast-iron WCs – update

As part of a major scheme of about £2.5 million to restore Sydney Gardens, the WHSEF has contributed towards the conservation of the Grade II Listed Edwardian Ladies' and Gentlemen's loos. These fragile structures have been restored and the fund's contribution enabled coloured glass roof panels to be installed in the Ladies' (pictured above). This contrasts with the building's appearance in March 2018 (see right).



Granville Road tree planting: broad-leaf saplings £622.34

The second and last stage of planting has now been completed in this project to plant trees to screen the impact on Bath's skyline from the recently-constructed houses on Granville Road. They are part of the new housing development on Lansdown above Charlcombe. The planting has been carried out with the support of volunteers and Peter Griffin, the farmer who owns the land below the skyline. A fund of £500 has been established for on-going security of the trees.

Survey of Listed Structures in Hedgemoor Park: £1,000

A number of Listed structures in Hedgemoor Park need repair, and a comprehensive structural survey carried out by Ferguson Mann will inform a planned programme of restoration. The fund has contributed £1,000 towards an overall cost of £5,940, with the balance paid by the Council's Parks Department.

Bastion
Tower in
Hedgemoor
Park



WHSEF projects completed in 2021

- Granville Road Tree Planting. Phase 2 completed December 2021.
- Four street signs completed by October 2021 – Bridewell Lane, York Street, Gracious Court and Cheap Street.
- Installation of two new heritage lanterns on Walcot Steps completed by March 2021.
- Jewish Burial Ground restoration. The WHSEF funded cottage repair work to create a new interpretation and learning space, completed by October 2021, as well as restoration of the Jewish Dentist's Chest Tomb, completed by August 2021.
- Repairs to and reinstatement of some overthrows at Cavendish Road.
- Sydney Gardens. Gentlemen's WCs completed by October 2021. Ladies' completed by January 2022.

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

Bath Preservation Trust Museums Overview

Claire Dixon, Director of Museums & Deputy Chief Executive

Reflecting on 2021, it was a year of significant change and development for the museums, a period of uncertainty and vulnerability that went on to inspire creativity and innovation.

The huge effort of the team to transform No. 1 Royal Crescent in just three months and re-open the Herschel Museum of Astronomy with new digital tours, interpretation and displays deserves recognition. This was as well as continuing our project to restore Beckford's Tower, tell its story and that of its creator, and also caring for our collections at the Countess of Huntingdon's Chapel.

The team remained small following redundancies in 2020 and this was very challenging. Their continued commitment and hard work enables us all to feel confident about the future as we look forward to full recovery from the pandemic in the coming years. This work has put us in a strong position to maximise our potential for audience growth and diversity and BPT is very grateful to them.

The re-opening of No. 1 Royal Crescent introduced a new operating model that connects audiences with our narratives through technology rather than volunteer room guides. Volunteer participation in all our museums remained low due to continuing concerns about safety and capacity and we would like to thank those who have stayed in touch, taken on new roles and continued to support the organisation.

It was also a year for testing and evaluating. Survey results and online feedback from visitors and staff have informed changes and improvements for 2022 across our museums. We have worked hard to encourage our partners, stakeholders and local communities to engage with proposals for Beckford's Tower and Landscape. Their contributions helped us to create a strategy for our National Lottery Heritage Fund bid scheduled for Spring 2022.

Development of a new interpretation strategy for the Herschel Museum of Astronomy also began during 2021. This will convey a strong vision for the museum over the coming decade. The aim is to encourage investment and growth and to connect audiences with the Herschels and how they have shaped our understanding of the universe.

Looking back on a year that has been about re-opening, new beginnings and invention, we can be proud of what has been achieved. Our survival has been turned into an opportunity to invest in a more exciting and relevant visitor experience across our museums.

Although audience numbers remained low in 2021, they exceeded our expectations. During October half term they reached 90 per cent of 2019 figures as domestic tourism offset some of the loss of international visitors. This encouraged us to look ahead with optimism and excitement, confident in our potential for significant growth as audiences gradually return to Bath at pre-pandemic levels over the next few years.



Jill Hunter, Facilities Manager

2021 seemed to be the 'year of the leak' across all sites. The Countess of Huntingdon's Chapel probably suffered the most. Although the roof is in reasonable condition, problems with gutters and leadwork meant that rain leaked into both the School House and the Manse. Extensive repairs are planned for 2022.

In March a small damp patch appeared in the Manse basement. Rising damp has always been an issue there so initially we just monitored. When the carpet became sodden we figured out there was a leak in the hot water pipes from the kitchen to the ladies' bathroom. Insurance paid for all the pipework to be replaced, including taking up the concrete floor in the kitchen, hallway and bathroom. Staff and tenants put up with weeks of pneumatic drills, dust and limited kitchen and bathroom facilities. We replaced the plaster on the basement walls with more breathable lime plaster and eco-friendly paint, which has alleviated most of the damp problems.

The Chapel's vintage boiler stopped working in November 2020 and it was impossible to replace parts. Thanks to Culture Recovery Fund for Heritage support to help us manage the financial effects of the pandemic, we were able to pay for a new, more efficient boiler that was finally installed in November 2021.

Rewiring No. 1 Royal Crescent for the new audio-visual system required extensive redecoration across the whole building, particularly on the back staircase, so that meant long days for the painting contractor to get everything finished by the reopening date. Volunteers helped with touching up. Adding the second-floor office corridor to the visitor route entailed renewing and sanding the floorboards, redecorating and adding new lighting.



Old and new boilers in the Countess of Huntingdon's Chapel, June 2021

Both boilers at No. 1 leaked in 2021. Fortunately, neither caused much damage but highlighted the need for regular building checks and vigilance.

At the Herschel Museum of Astronomy problems continued with the roof of the Caroline Lucretia Gallery. A combination of rain and condensation means that the gallery's relatively new roof now needs replacing. This has been scheduled for 2022.

The problem of water getting into the top flat seems to have been resolved by repointing the chimney stacks. Culture Recovery Fund money also paid for new dormer windows in the top floor flat.

Once again volunteers played an important role maintaining all sites. In particular, Collin Carr assisted with gardening and decorating at the Chapel and both he and Joy Roberts made several visits to Southcot Burial Ground during lockdown to weed, prune and tidy. Kay Gerrett provided invaluable help maintaining the garden at the Herschel Museum.

Museum visitor numbers	2020/21	2021/22
Beckford's Tower and Museum	75	53
Herschel Museum of Astronomy	1,540	3,595
Museum of Bath Architecture	597	0
No.1 Royal Crescent	11,576	21,078
Museum admissions income	2020/21	2021/22
Beckford's Tower and Museum	£1,141	£2,955
Herschel Museum of Astronomy	£8,715	£30,802
Museum of Bath Architecture	£2,730	£0
No.1 Royal Crescent	£110,929	£260,009

BPT Curatorial Overview

Dr Amy Frost, Senior Curator

Starting the year with all the museums closed meant that the curatorial practices introduced during the previous lockdown became essential. Environmental monitoring and condition checks continued alongside the developing plans for investment through the Culture Recovery Fund for Heritage provided by the Government to mitigate the financial effects of the pandemic.

At the Herschel Museum we installed new interpretation throughout the house and also created new displays for the exhibition gallery. The annual deep clean was also carried out before the museum reopened in May 2021.

The biggest curatorial project of the year was the work required to install the new audio-visual system to modernise and transform the visitor experience at No. 1 Royal Crescent. Before the necessary re-wiring of the house, the entire No. 1 collection had to be cleaned, packed, stored (or wrapped in situ) so contractors could work in the house. This was achieved in a very short time, and curatorial staff oversaw the care of the collections whenever contractors were on site.

Floorboards in several rooms had to be lifted and many surprises were revealed. The curatorial team and contractors soon got used to finding handmade nails and wood shavings from various periods of repair to the house. An early chisel engraved with the name John Green was an exciting discovery under the boards in the Withdrawing Room. Less exciting were the many used tea bags, although the March 1993 'best before' date on an empty packet of crisps under the Lady's Bedroom helped date the repairs.

It took five whole days to re-install the house, with cleaning carried out before and after. To suit the new audio-visual interpretation, particularly in the Dining Room and Withdrawing Room, some objects were moved. The opportunity was taken to turn the Withdrawing Room carpet (with the help of electricians, quickly trained in object handling). The harpsichord was tuned for use in recording the sound track and an additional loan of ceramics and a new painting for the Parlour was arranged with the Holburne Museum. Building on security upgrades the previous year, additional measures for the 2021 re-opening included pressure-sensitive tabletop alarms, barrier alarms and picture alarms.

Curatorial research was essential for creating the three audio-visual experiences, which the new technology allows us to switch easily between and change what visitors encounter. Both the core Georgian House and the Jane Austen experiences drew on the high level of knowledge within the curatorial team. Equally, the special Christmas audio-visual interpretation saw the whole museum team working closely together to both create the audio-visual content and decorate the house.

Throughout the pandemic, when only essential workplace attendance was allowed, curatorial staff undertook conservation cleaning, sometimes on a limited basis, with only critical work taking place. Reopening No. 1 made it unsustainable to continue this approach as the level of cleaning required increased. Towards the end of 2021 a conservation assistant was employed to support the team and carry out seven hours of cleaning each week.



The Dining Room at No. 1 Royal Crescent, packed up for protection while work went ahead

No. 1 Royal Crescent

In 2021 No. 1 Royal Crescent underwent the most significant change since the major restoration of 2013. In three months, the team installed new kit and equipment throughout the house to enable sound and film projection, WiFi and much more. Just weeks before we re-opened the house, it still looked like a building site and the team's ability to transform it into a high-quality visitor experience was an incredible achievement, requiring many late nights and take-away meal deliveries.

The doors were ceremonially declared open in June by the Mayor of Bath, Councillor June Player, who was joined by BPT Chair Thomas Sheppard to cut the ribbon. Throughout the summer we tested the new 'Georgians at Home' experience, introducing a fictional family who are renting the house for a Bath season. Their lives and those of their servants unfold through a typical day, weaving in well-researched historical events, places, people and themes to provide a rich and authentic insight that brings the house to life and reveals how each room would have been used.

In September we launched a variation, 'Jane Austen in Bath', which places the life and writing of the author within the context of our domestic setting. Passages from her novels are presented in each room, enabling audiences to imagine well-known and much-loved scenes as well as find out more about Bath in the time of Jane Austen and her experience of living in the city.

Throughout December the house was visually transformed to present '12 Tales of a Georgian Christmas'. As visitors moved through the house they discovered different tales which revealed Christmas traditions and stories of the Georgian period, how it was celebrated and what it meant for all those in the house, both wealthy and in service.

This rich variety of experiences encourages visitors to keep returning to the house, engaging with different stories and aspects of history throughout the year. BPT's ability to invest in such a new and innovative way was thanks to the Government's Culture Recovery Fund to mitigate the financial damage of the pandemic.

We not only welcomed many more visitors than we predicted but feedback also demonstrated that audiences loved the digital transformation and really engaged with the story of our Georgian family and the authentic history they present, whilst also seeking more information about the rooms and collections. This invaluable feedback has informed our new resources for 2022 including an exhibition in the gallery, a new museum app to reveal more about the rooms and collections, a children's trail and accessible resources to help visitors with additional needs.



Georgian life projection in the Withdrawing Room



Christmas projection in the Withdrawing Room

The Shop at No. 1 Royal Crescent

The year also saw a transformation of the shop at No. 1 Royal Crescent. Working with retail consultants that specialise in heritage shops, a full analysis of existing products and sales took place. This helped identify which products to keep, recommended new suppliers and themes for us to create, and specific products to source.

During the months of closure, a revised shop layout with new furniture was created, with selections of products as well as ideas for future lines to invest in, once a steady income is established.

When all the stock was in place, the shop performed well and reached sales targets throughout the year. Not requiring a museum admission ticket to enter, the shop is free to visit and offers Bath- and Georgian-themed souvenirs and high quality gifts.



The new Bridgerton bay, introduced after No. 1 featured in the popular Netflix series



Part of the children's section, developed with specialist heritage retail consultants

The Countess of Huntingdon's Chapel

Although the museum building remains closed to the general public to enable significant repairs and maintenance, some of our regular programme of education group visits to the Museum of Bath Architecture (MoBA) resumed in 2021 as soon as it was safe to do so under Covid regulations.

We welcomed all the first-year architecture students at the University of Bath and it was great that we could meet in person. During lockdown the previous year we had only been allowed to provide video guided tours. The visit introduced around 150 students to the resources that the museum collection, particularly the archive, offers and encouraged them to consider using the facilities throughout their time studying in Bath.

It was also good to see the Historic Conservation course at Oxford Brookes University return to the museum. American architecture students from Syracuse University visited for a tour of the MoBA and a guided tour of the University of Bath campus. As part of a three-month study abroad programme in London they focused on the post-war architecture of Bath and the Alison and Peter Smithson university buildings in particular. The course returned with another group in February 2022, and it is hoped this will lead to more regular visits. Similarly, a new connection was made through a visit by students from Kingston University's Historic Building Conservation course, and it is hoped this will continue to develop.

At the start of the year our successful Introduction to British Architecture Course was offered on-line for Guide London, the Association of Professional Tourists Guides. Weekly sessions by Dr Amy Frost were attended by around 50 people, with others watching recordings in their own time. The generous fee for these sessions was expressly given to help support BPT during the pandemic. By popular demand, we also offered a short course on Bath Architects and an in-person walking tour, followed by a similar course for the Bath Blue Badge Guides. As tourists begin to return to the city this training for guides will help direct their clients to our museums for visits and private guided tours.

BPT staff and trustees took part in facilitated workshops in 2021 to discuss a strategy for the future of the chapel. In December a feasibility study to assess options for its repair, use and adaptation was commissioned, supported by the Government's Culture Recovery Fund. Pre-application consultation meetings were held with B&NES and Historic England to discuss the scope and impact of work to the building.



Museum of Bath Architecture display at the Countess of Huntingdon's Chapel

Beckford's Tower and Museum

Beckford's Tower was closed to the public throughout 2021 but work continued on the *Our Tower* project, supported by the National Lottery Heritage Fund. We applied for an extension in March 2021, due to Covid delays, and spent the next four months recruiting the team and the consultants to work on the project.

The primary aims are to carry out much-needed repair and conservation of the Tower and to expand and improve the visitor experience. In 2021 the capital works team conducted a significant number of surveys to understand the Tower's condition and the extent of the repair works needed. They also investigated the costs and feasibility of opening up four previously inaccessible areas to the public: the Paddocks, the Grotto Tunnel, the roof terrace and the lantern level in the Tower.

A real highlight of 2021 was when we uncovered the Grotto Tunnel, which has not been seen by the public for perhaps 60 years. We were surprised and delighted at its size and relatively good state of repair. It has temporarily been back-filled while plans are developed. We also conducted a biodiversity survey and access audit to help develop our plans to improve access to the Tower and the landscape in which it sits and to increase biodiversity.



The entrance to William Beckford's long-lost Grotto Tunnel is temporarily revealed



Consultation day with the local community

Another key aim of the *Our Tower* project is to diversify and broaden our audience base significantly. In 2021 we embarked on ambitious community consultations to ensure we were talking to audience groups who are not currently visiting the Tower. In September we held our first Community Advisory Panel meeting, with 15 representatives from diverse audiences and interest groups including Black residents, members of the LGBTQ+ community and local families. The panel met four times in 2021 and provided rich and valuable input to help shape our plans.

One important outcome was the development of five new narrative themes that we hope will tell the story of William Beckford in a more honest, appropriate and sensitive way, to be tested in a new temporary exhibition at the Tower during 2022.

Throughout the summer and autumn we trialled a range of activities with different audience groups. This included a project, run in conjunction with Radstock-based charity Creativity Works, where participants with mental health challenges captured beautiful images of the Tower and Landscape over six weeks.

We also engaged closely with residents from the Ensleigh estate, opposite the Tower, and pupils from its new Abbot Alphege Academy primary school. We ran a well-attended open day for local residents in October and the school's pupils treated us to a carol concert on the steps of the Tower in December.

Herschel Museum of Astronomy

Joe Middleton, Museum Manager

The Herschel Museum reopened to the public on 19 May 2021 after the national lockdown, allowing visitors to pre-book tickets for one-hour self-led visits. Numbers and time slots were limited to allow visitors to enjoy their experience safely under the pandemic health and safety guidance. Feedback was excellent and a high percentage of slots were sold throughout the year.

We created two digital tours which visitors could either stream on their own smartphones or watch on tablets provided. For adults an audio-visual tour of the house explained the Herschels' story through the rooms and objects. The second digital tour allowed children and families to 'meet' Caroline Herschel as she guided them around the house, recollecting her life and achievements.

In the gallery new interpretation panels explained the Herschels' astronomical achievements including the discovery of Uranus, their star and nebula catalogues, the telescopes they built, and Caroline's discoveries of comets. Also featured was an introduction to how visitors can take up astronomy and begin stargazing.

With the support of the Bath Astronomers, the museum held two astronomy observing events during 2021. The summer solstice on 21 June was mainly cloudy but visitors still enjoyed the talks and the question and answer sessions. The Halloween event in October was more fortunate, with clearer weather, and families were able to experience seeing planets, moons and stars from the house and garden. Both events sold out.

The Bath Astronomers also held in-person monthly talks at the museum from September, which allowed their members and guests to hear speakers talking about the latest in astronomy.



Halloween at the Herschel with the Bath Astronomers



Actress Alison Farina takes on the role of Caroline Herschel

During 2021, the museum held and participated in a number of virtual online events. For the February half term, an interactive event 'Is it true about the Apple Mr Newton?' featured Professor Mike Edmunds of the Royal Astronomical Society (RAS) as Sir Isaac Newton. The November half-term event, 'Caroline the Comet Hunter', featured actress Alison Farina. The sessions allowed children to question these historic figures, and both were fully booked.

In October, during 'World Space Week', the museum was involved with 'The Weird and Wonderful World of Uranus'. This was a three-day livestream event about Planet Uranus, run by the RAS and University of Leicester. The Herschel Society and Bath Astronomers kindly contributed with a filmed tour and a live presentation from the museum and garden.

Museum staff and volunteers accompanied the Bath Astronomers at Bath Abbey in December for the 'Museum of The Moon' exhibition. The astronomers held observing events from the abbey roof and also gave expert commentary underneath the Moon sculpture exhibit suspended in the nave.

Our sincere thanks go to Herschel Museum volunteers and staff, as well as to the Herschel Society and Bath Astronomers whose support through difficult times ensured that the public could still visit and learn about the Herschels and astronomy.



Promotional material for 'The Weird and Wonderful World of Uranus'

Learning and Engagement at the Trust's Museums

Ruth Yoxon, Learning and Engagement Officer

Schools

New outreach and digital opportunities continued to increase the sustainability of our learning programme. To provide further support for schools we produced a number of films about cooking in the kitchen at No. 1 Royal Crescent with the wonderful food history expert, Annie Gray. Six more Loan Boxes were also created, exploring topics ranging from the lives of Georgian servants to the history of food, as well as providing astronomy toolkits and space play boxes for Early Years.

"Having the resources to touch, try on, smell etc was really interesting, (...) so much fun and made teaching history more hands on!"

St John's Catholic Primary School, commenting on the 'Below Stairs' Loan Box



The new 'Below Stairs' loan box in use

Whilst schools slowly returned to the museums in the summer term, we also successfully trialled a number of new ways to deliver the learning programme, from outreach visits to schools to festive-themed workshops over Christmas.

"All aspects of delivery were first rate. Thank you for such a great morning of activities. The workshop really brought our Georgian topic alive."

Combe Down Primary School, commenting on their Outreach visit

Finally, we developed our new learning space in the Brownsword Gallery at No. 1 Royal Crescent to welcome schools for the spring term of 2022. We were very pleased to increase storage and created new interpretation to make an exciting but functional space for an effective learning programme.

Families

Following the significant changes to the visitor experience in No. 1, we launched an interactive and creative sticker trail for children and their families which was extremely well received. It uncovered the stories behind the people that may have lived in the house. The trail is free for visitors and includes a fun 'make a sedan chair' activity to take home.

Our range of holiday crafts and activities for families included new digital experiences that offered children the chance to 'meet' historical characters, such as Isaac Newton and Caroline Herschel, and ask them questions about their life and their discoveries. These were incredibly

popular, with children joining us from all over the country.

For summer 2021 we had Covid-safe take-home activity bags with everything needed to make bonnets and bicorns or comets inspired by Caroline Herschel. For October half term we explored the curious world of Georgian medicine, giving children a chance to make their own potent potions inspired by real cures of the 18th century.

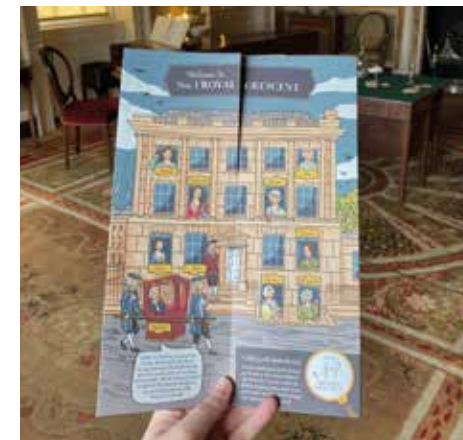
Communities

We continued to take part in providing wellbeing workshops through the Pathways to Wellbeing partnership with other Bath museums. Workshops, inspired by our collections, were both online and in person. It was fantastic to see groups back in the museums during the latter part of the year and we look forward to providing more support in 2022.

We also welcomed four interns and placement students who helped with a variety of projects, from producing loan boxes and writing content for exhibitions to designing Social Stories and Sensory Maps. These were created to provide additional support for the new immersive tour at No. 1, following a large-scale accessibility audit of our museums.



A Herschel-inspired astronomical wall hanging created by a Pathways to Wellbeing participant



No. 1 Royal Crescent's interactive sticker trail for children and their families

Museums Marketing and Social Media

During 2021 we made a particular effort to increase the awareness and marketing presence of BPT, both in terms of its campaigning work and museum activity. This was considerably aided by the creation of a new Sales and Marketing Manager post focusing on commercial work across BPT and on the continuing support of an external PR consultant to increase press and other media coverage.

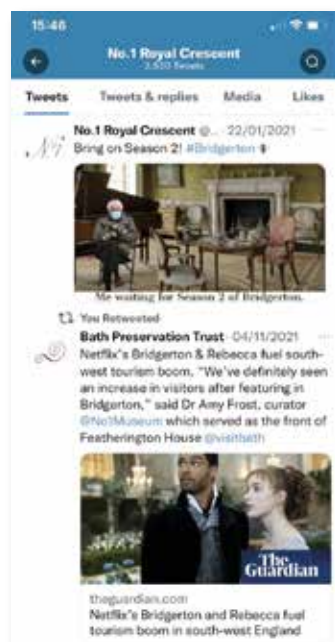
We built on the growth of our online content across our social media. This was boosted by the release of Season One of *Bridgerton* on Netflix, which looked considerably to Bath's Georgian buildings, including the outside of No. 1 Royal Crescent, to convey Regency London. With the lack of international visitors, we focused efforts on UK tourism and domestic audiences. This meant investment in local, regional and national magazines, TV opportunities and radio coverage as well as prominent advertising across Bath and within our own publications and newsletters.

We have also encouraged those who do not yet engage with BPT and our museums on social media to consider following us and sharing our content.

Survey results confirm the success of our marketing campaign and helped shape our priorities for 2022.



Christmas advert at Bath train station, inviting visitors to No. 1 Royal Crescent



Social media tweets by No. 1 Royal Crescent

Volunteers

Our thanks go to all those who continue to help and support us. We are very grateful to volunteers who worked across all aspects of our organisation. Whether they acted as trustees or advisors, provided great visitor experiences in our museums, helped with our inspiring and creative learning programme, developed our understanding of the archives, participated in the Beckford project or helped behind the scenes to ensure our properties were looked after, their contributions are valued and appreciated.

Internships and student placements also supported BPT's campaigning and planning team and helped with learning and engagement projects.

In addition to this, many volunteers took on new projects and roles as we adapted how our volunteers can contribute to BPT's work. In particular, some contributed many hours to transcribing manuscript letters from the Beckford Archive for the *Our Tower* project and others documented original 18th century newspaper accounts as part of a joint project with Bath Abbey and Bath Record Office. The aim of the newspaper research was to help build a new searchable database relating to Bath's colonial history. Their findings will contribute to a website launching in 2022.

Membership and Trust Events

The pandemic continued to affect our schedule of events for members, whose loyalty, resilience and patience deserve BPT's gratitude. Their constant support helped to fund and drive our planning, campaigning and education work as well as the programme across our four museums.

We developed membership benefits and launched a discounted digital membership, offering a more accessible option allowing members to enjoy BPT news and updates from the comfort of their own home. We released digital copies of the spring edition of *Bath Matters* and the 2020-2021 *Annual Review*, made available by email and through our website. News from our museums and campaigning efforts was compiled into regular 'e-news' updates throughout the year.

From May 2021, we were able to welcome visitors back to No. 1 Royal Crescent and the Herschel Museum. Our museums looked a bit different due to social distancing regulations and the new visitor experience at No. 1, but we were overwhelmed by the positive reception of our members and their enthusiasm to book a visit.

October saw members, staff and trustees gather at Prior Park College, Bath, for the 79th Annual General Meeting, to reflect on 2020 and look at what lay ahead for BPT and our museums. It was great to see everyone in person again, with a spectacular turnout – the perfect opportunity to thank trustees, members, volunteers and staff for their continued hard work in supporting BPT.

Our campaigning volunteers were also back in full force, with multiple site visits and walks around the city centre and the Mineral Hospital.

A series of walks and tours specifically for our members returns in 2022. Details will be available on our website or by emailing membership@bptrust.org.uk.



New CEO Alex Sherman talks to members at the AGM at Prior Park

Overview of the Trust's Finances for the Year

Diane Aderyn, Chair, Finance Committee

My report last year described the actions taken by BPT to respond to the impact of the Covid-19 pandemic on its operations. These actions, and generous funding from the Coronavirus Job Retention Scheme, business rates grants, donations from BPT members and the National Lottery Heritage Fund (NLHF) and Department for Digital, Culture, Media and Sport (DCMS), allowed the Trust to start 2021 with a new business model, the prospect of a new immersive visitor experience at No. 1 Royal Crescent and cautious optimism for the future. It is important to remember that 2021 continued to be punctuated by successive waves of Covid-19 variants and the resulting restrictions created ongoing uncertainty around the ability of the museums to open and the willingness of visitors to come to Bath and to its museums.

In the event, the Herschel Museum re-opened in May 2021 and quickly sold out of pre-booked tours in May and June; No. 1 Royal Crescent opened in June to an enthusiastic reception of the new visitor experience and strong ticket sales. Despite the need to restrict numbers and require pre-booking for most of the year, visitor numbers and admissions income were well above budget for the year.

BPT continued to receive vital support from the NLHF with funding from all three Culture Recovery Fund (CRF) grant schemes appearing in the 2021/22 restricted income, a total of almost £1,050,000. Amongst other elements, this funding supported payroll costs and general running costs for nine months of the year and allowed the commissioning of the new visitor experience at No. 1 Royal Crescent museum. BPT is immensely grateful for the investment that the NLHF has made in securing its future.

The other major activity in 2021/22 has also been funded by the NLHF: the *Our Tower* project at Beckford's Tower re-established its momentum after delays induced by Covid-19 in 2020.

The ability of BPT to ride out the pandemic and economic storms of the past two years would not have been possible without the commitment and resilience of our staff who have delivered an outstandingly successful visitor experience at our museums and a prominent profile for the Trust in responding to planning and development activity in Bath.

The next year will continue to be one of uncertainty as we face the impact of rising inflation and the instability resulting from the war in Ukraine. BPT is in a strong position to confront these and other disruptive issues and to further evolve our business model. We will also be applying to the NLHF for the funding to complete the *Our Tower* project which, if successful, will take place over the following two years and will secure the future of Beckford's Tower.

Detailed Financial and Operational review

Total Unrestricted income for the year before investment income was £488,209, an increase of £103,684 from 2020/21, largely due to the revival of museum income.

- Museum income was £305,375, an increase of £167,879 compared with the previous year.
- Income from trading activities was £45,483 (prior year: £21,210). This relates mainly to sales in the shop at No. 1 Royal Crescent and also to income from filming at No. 1 and weddings at Beckford's Tower.
- Grants, donations and legacies were £126,538 for the year (prior year: £210,006) of which £102,990 were coronavirus business support grants (prior year: £178,241).

Total Unrestricted expenditure for the year was £173,130, a reduction of £268,843 from 2020/21, which was itself a reduction of £441,973 from 2019/20. This reduction shows the impact of the CRF funding which met £1,167,230 of expenditure during the year.

- Unrestricted pay expenditure was £92,844 for the year (compared with £288,981 in 2020/21), with a further £415,831 met from restricted funds (prior year: £199,941). This represents an increase in total salary expenditure of £19,753 (4 per cent) as staffing stabilised following the restructure in 2020.
- Unrestricted non-pay expenditure reduced by £72,706 from 2020/21, following a reduction of £259,810 from 2019/20. This reflects expenditure that was met by the NLHF CRF grants, including a £155,236 contribution to premises and other general running costs.

Income from investments for the year was £95,231, comprising £82,670 of rental income and £12,561 of investment income and bank interest (prior year: £74,481 and £17,163, respectively).

Within Restricted Funds, income of £1,323,062 included:

- £1,049,800 of NLHF and DCMS funding (prior year: £590,000), approximately £180,000 of which was unspent at the year-end and will support activity in 2022.
- A grant of £30,355 from NLHF towards the funding of activity celebrating the life and works of William Herschel 200 years after his death.
- £172,676 of NLHF funding towards the *Our Tower* project (prior year: £51,986).

Expenditure from Restricted Funds of £1,449,138 included:

- World Heritage Site Enhancement Fund expenditure of £21,695 (prior year: £30,586), including £5,000 from BPT.
- NLHF CRF grant funding of £1,167,230 (prior year: £272,186) for staff and non-pay costs.
- £211,161 expenditure on the *Our Tower* project (prior year: £72,150).

Investments continued their increase in value throughout 2021/22, finishing the year with a gain of £52,771 (6.8 per cent) (prior year: £6,089). A transfer of £41,383 was made from the Unrestricted Funds of Beckford's Tower to Endowment Funds to reallocate investment gains made prior to 1 February 2021.

Unrestricted Funds increased by £416,474 and Endowment Funds by £46,607 (including the transfer noted above). Restricted Funds reduced by £121,076 as the NLHF funding carried forward from 2020/21 was spent. As a result, total funds at the end of the year increased by £342,005 to £3,365,691.

The Bath Preservation Trust Limited and its Subsidiaries

Summary Financial Information for the Year Ended 31 January 2022

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 2022, 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 47 to 55 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 2022, 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 2022 which were approved by the Trustees on 17 June 2022 and which will be submitted to the Charity Commission and the Registrar of Companies.

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

Signed on behalf of the Trustees by:

W H T Sheppard
Chairman – The Bath Preservation Trust Ltd

Income and Expenditure

	Unrestricted Funds				Restricted & Endowment Funds (£)		
	Bath Preservation Trust (incl No. 1 RC (Bath) Ltd) (£)	Beckford Tower Trust (£)	Herschel House Trust (£)	Total Unrestricted Funds (£)		Total 2022 (£)	Total 2021 (£)
<i>* see note</i>							
Unrestricted Funds:							
Income & endowments before investment income:							
Museums – admissions	260,062	2,212	30,614	292,888	–	292,888	128,444
Museums – other income	11,532	–	955	12,487	–	12,487	9,052
Museums – trading income	38,816	3,310	3,357	45,483	–	45,483	21,210
Friends' membership schemes	10,813	–	–	10,813	–	10,813	15,813
Grants, donations and legacies	59,074	21,605	45,859	126,538	–	126,538	210,006
Total income & endowments before investment income	380,297	27,127	80,785	488,209	–	488,209	384,525
Expenditure on operations:							
Salaries (Unrestricted Funds)	75,380	4,069	13,395	92,844	–	92,844	288,981
Shop purchases and other costs of generating funds	21,057	882	2,227	24,166	–	24,166	13,944
Rental property and investment management costs	13,897	1,403	6,625	21,925	–	21,925	19,326
Premises costs (incl. depreciation)	78,114	8,086	18,089	104,289	–	104,289	88,376
Costs of Museum opening	25,044	1,424	2,385	28,853	–	28,853	16,912
Administration and other costs	36,891	2,647	2,628	42,166	–	42,166	41,778
Governance – audit	4,500	2,089	2,534	9,123	–	9,123	9,309
Running costs met from NLHF grants	(155,236)	–	–	(155,236)	–	(155,236)	(36,653)
8 Trust contribution to WHSEF	5,000	–	–	5,000	5,000	–	–
Total expenditure	104,647	20,600	47,883	173,130	5,000	168,130	441,973
Net income / (expenditure) for the year before investment income	275,650	6,527	32,902	315,079	5,000	320,079	(57,448)
Investment income							
Rental income	48,548	15,005	19,117	82,670	–	82,670	74,481
Dividends and interest	6,948	2,146	3,467	12,561	–	12,561	17,163
Net income for the year after investment income	331,146	23,678	55,486	410,310	5,000	415,310	34,196
Restricted Funds:							
8 Income	–	–	–	–	1,323,062	1,323,062	760,865
8 Expenditure	–	–	–	–	(1,449,138)	(1,449,138)	(432,986)
Net income / (expenditure) before investment gains	331,146	23,678	55,486	410,310	(121,076)	289,234	362,075
4 Investment gains	35,991	5,310	6,246	47,547	5,224	52,771	6,089
Net income / (expenditure) after investment gains	367,137	28,988	61,732	457,857	(115,852)	342,005	368,164
7 Transfers between funds	–	(41,383)	–	(41,383)	41,383	–	–
Total movement in funds	367,137	(12,395)	61,732	416,474	(74,469)	342,005	368,164
Fund balances brought forward	1,293,678	237,190	171,354	1,702,222	1,321,464	3,023,686	2,655,522
Fund balances carried forward	1,660,815	224,795	233,086	2,118,696	1,246,995	3,365,691	3,023,686

Assets, Liabilities and Funds

* see note					
	Bath Preservation Trust (inc/No. 1 RC (Bath) Ltd) (£)	Beckford Tower Trust (£)	Herschel House Trust (£)	Totals at 31 January 2022 (£)	Totals at 31 January 2021 (£)
Fixed Assets					
Tangible fixed assets:					
1 Freehold land and buildings	774,969	80,312	–	855,281	855,281
2 Museum exhibits	46,433	391,831	44,634	482,898	482,898
3 Other tangible fixed assets	15,045	–	2,834	17,879	37,094
4 Investments	537,037	189,086	101,092	827,215	774,023
	1,373,484	661,229	148,560	2,183,273	2,149,296
Current Assets					
Shop stock for resale	9,945	156	2,039	12,140	13,492
Debtors	234,213	856	16,911	251,980	33,806
Bank balances	763,830	240,010	136,441	1,140,281	980,520
	1,007,988	241,022	155,391	1,404,401	1,027,818
5 Creditors: falling due within one year	(137,722)	(46,433)	(3,661)	(187,816)	(109,261)
Net current assets	870,266	194,589	151,730	1,216,585	918,557
5 Creditors: falling due in more than one year	(34,167)	–	–	(34,167)	(44,167)
Total assets less liabilities	2,209,583	855,818	300,290	3,365,691	3,023,686
Unrestricted funds					
Designated: invested in property	542,978	–	–	542,978	542,978
Designated: future maintenance	190,878	199,195	181,086	571,159	529,907
Designated: Carl and Jeanette Mays fund	113,712	–	–	113,712	114,515
Designated: future loss of income	219,524	–	52,000	271,524	263,439
Designated: operating costs	–	25,600	–	25,600	25,600
Undesignated: free reserves	593,723	–	–	593,723	225,783
6 Total unrestricted funds	1,660,815	224,795	233,086	2,118,696	1,702,222
7 Capital – Permanent Endowment Fund	231,991	105,742	–	337,733	291,126
8 Restricted funds	316,777	525,281	67,204	909,262	1,030,338
Total funds	2,209,583	855,818	300,290	3,365,691	3,023,686

Notes

1. Freehold Land and Buildings

No. 1 Royal Crescent was gifted to the Trust in 1934; it is recorded in the financial statements at deemed cost and an Endowment Fund of equivalent value is included as a capital fund. The Countess of Huntingdon's Chapel was purchased in 1985 and is included in the financial statements at cost.

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.

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

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 twenty-five years.

2. Museum Exhibits

Donated heritage assets: it is the policy of the Trust not to capitalise donated heritage assets held in the collections of the Trust, Beckford's Tower (which was donated to The Beckford Tower Trust in 1972) or 19 New King Street (which was donated to 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

These comprise fixtures and fittings, office equipment and other assets used in the business of the Trusts and are depreciated over three or five years, dependent on estimates of their useful economic lives. There were no purchases during the year.

4. Investments

	Bath Preservation Trust (incl No. 1 RC (Bath) Ltd) (£)	Beckford Tower Trust (£)	Herschel House Trust (£)	Totals at 31 January 2022 (£)	Totals to 31 January 2021 (£)
Valuation: at beginning of the year	499,433	179,744	94,846	774,023	766,789
Funds deposited in the year	6,323	211	–	6,534	7,945
Investment management fees	(4,710)	(1,403)	–	(6,113)	(6,800)
Surplus arising on revaluation	35,991	10,534	6,246	52,771	6,089
Valuation: at end of the year	537,037	189,086	101,092	827,215	774,023

5. Creditors

In July 2021 the Trust began repayments of the bank loan of £50,000 drawn down in 2020 under the Bounce-Back loan scheme. Repayments of the loan are spread over five years and interest is charged at a fixed rate of 2.5 per cent p.a. on the reducing balance.

6. Unrestricted Funds

	Revenue surplus (£)	Investment gains (£)	Transfers between funds (£)	Movement during the year (£)	Balance brought forward (£)	Balance carried forward (£)
No. 1 Royal Crescent (Bath) Ltd	28,436	–	(28,436)	–	103	103
Beckford Tower Trust	23,678	5,310	(41,383)	(12,395)	237,190	224,795
Herschel House Trust	55,486	6,246	–	61,732	171,354	233,086
Retained in subsidiaries	107,600	11,556	(69,819)	49,337	408,647	457,984
Bath Preservation Trust	302,710	35,991	28,436	367,137	1,293,575	1,660,712
	410,310	47,547	(41,383)	416,474	1,702,222	2,118,696

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	–	199,195	–	25,600	–	224,795	–	–	224,795
Herschel House Trust	–	181,086	52,000	–	–	233,086	–	–	233,086
Retained in subsidiaries	–	380,281	52,000	25,600	–	457,881	103	103	457,984
Bath Preservation Trust	542,978	190,878	219,524	–	113,712	1,067,092	593,620	593,620	1,660,712
	542,978	571,159	271,524	25,600	113,712	1,524,973	593,723	593,723	2,118,696

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. Endowment Funds

The Endowment Fund in The Bath Preservation Trust represents the deemed cost of No.1 Royal Crescent.

The Endowment Fund in The Beckford Tower Trust was established under the 1977 Trust Deed which set up the Trust. The income arising from the Permanent Endowment investments can be used for the maintenance, general upkeep and administration of the Tower. A transfer of £41,383 has been made to the Endowment Fund from unrestricted funds to reallocate net investment gains prior to 1 February 2021.

8. Restricted Funds

		External grants and donations (£)	Trust contribution/ transfers (£)	Expenditure incurred in the year (£)	Movement during the year (£)	Balance brought forward (£)	Balance carried forward (£)
Bath Preservation Trust							
Museum Exhibits	John Wood Instruments	–	–	–	–	26,160	26,160
	Bath in Time	–	–	–	–	3,764	3,764
Other Assets	MoBA Display Cases	–	–	(5,757)	(5,757)	11,514	5,757
	<i>The Whole Story</i> project	–	–	–	–	8,294	8,294
Activities	NLHF grant assets	–	–	(6,754)	(6,754)	13,509	6,755
	World Heritage Site Enhancement Fund	25,050	5,000	(21,695)	8,355	49,730	58,085
	Donations for Education	–	–	–	–	1,685	1,685
	B&NES	–	–	(1,000)	(1,000)	1,013	13
	Costumed Interpretation	–	–	(3,850)	(3,850)	3,850	–
	BGS Cayser Charitable Trust	–	–	(13,412)	(13,412)	14,200	788
	NLHF CRF grant	1,030,802	–	(1,148,232)	(117,430)	297,551	180,121
	Other grants & funding received	8,986	–	(6,697)	2,289	23,066	25,355
		1,064,838	5,000	(1,207,397)	(137,559)	454,336	316,777
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
Activities	Cemetery costs	–	(2,146)	–	(2,146)	2,146	–
	Rimington Legacy	–	–	–	–	49,916	49,916
	Beckford Project Phase 1	28,065	2,146	(20,357)	9,854	25,870	35,724
	<i>Our Tower</i> NLHF project	172,676	–	(190,804)	(18,128)	(14,865)	(32,993)
	NLHF CRF grants	3,196	–	(3,196)	–	–	–
	Other	425	–	–	425	66	491
		204,362	–	(214,357)	(9,995)	535,276	525,281
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 guittar	–	–	–	–	2,500	2,500
Other Assets	Display cases	–	–	(1,674)	(1,674)	2,838	1,164
Activities	Royal Astronomical Society	–	(20)	–	(20)	8,974	8,954
	Spark Grant	5,647	–	(9,908)	(4,261)	4,359	98
	AIM Collection Care	2,058	20	–	2,078	(2,078)	–
	NLHF CRF grants	15,802	–	(15,802)	–	–	–
	NLHF Herschel 200	30,355	–	–	30,355	–	30,355
	Other grants	–	–	–	–	2,808	2,808
		53,862	–	(27,384)	26,478	40,726	67,204
Totals for the year							
		1,323,062	5,000	(1,449,138)	(121,076)	1,030,338	909,262

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 assets

- **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. The balance of £8,294 represents heritage assets purchased during the course of the project.
- **NLHF asset** – This fund represents capital assets purchased from NLHF Emergency and Culture Recovery Fund for Heritage grants in 2020/21, 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. Total donations and grants for the year amounted to £30,050 (prior year: £507) and total expenditure was £21,695 (prior year: £30,586). This leaves a closing balance of £58,085 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.
- **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 CRF grants** – During 2021/22, £1,049,800 was received from the three National Lottery Culture Recovery for Heritage grant schemes of which £1,030,802 is shown in Bath Preservation Trust funds, £3,196 in Beckford Tower Trust funds and £15,802 in Herschel House Trust funds. These grants supported pay and non-pay costs within the Trusts, including a contribution of £155,236 to general running costs. In 2020/21, assets costing £20,263 were purchased from the National Lottery Heritage Fund Emergency and Culture Recovery for Heritage grant schemes and are shown in the table above as NLHF grant assets.
- **Other grants and funding** – These include grants from the National Lottery Heritage Fund towards the costs of exhibitions and an AIM Hallmark grant towards developing and sustaining audiences at the Museum of Bath Architecture. The income in the year includes £4,000 donated by the family of Pamela Hall and a legacy of £2,502 from Anthony Andrew Smith.

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 2021/22, 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 was due to finish in May 2022, having been delayed by the Covid pandemic. The deficit of £32,993 was met after the year end by the NLHF and the Beckford Project Phase 1 fund.
- **NLHF CRF grants** – This represents the salaries and other costs that were met from the National Lottery Heritage Culture Recovery Fund grants held by The Bath Preservation Trust.

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.
- **NLHF CRF grants** – This represents the salaries and other costs that were met from the National Lottery Heritage Fund Culture Recovery Fund grants held by The Bath Preservation Trust.
- **NLHF Herschel 200** – This is a £60,710 grant from the National Lottery Heritage Fund, 50 per cent of which was received during 2021/22, to support activities celebrating the life and works of William Herschel 200 years after his death in 1822.
- **Other grants** – These include grants from the Ernest Cook Trust to support education activity and donations to contribute towards the cost of school visits.

9. 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 £1,638.

Back cover: Bath Mayor, Councillor June Player, and the Chair of BPT, Thomas Sheppard, open the new visitor experience at No. 1 Royal Crescent



BATH
PRESERVATION
TRUST

We are a membership organisation
and a registered charity

The Bath Preservation Trust Limited
1 Royal Crescent, Bath BA1 2LR
+44 (0)1225 338727
www.bath-preservation-trust.org.uk
admin@bptrust.org.uk

Registered in England no. 294789
Charity no. 203048

