



BATH PRESERVATION TRUST

Annual Review

1 February 2022 – 31 January 2023

In consequence of the desire; or let me rather say the encouragement of my dear and excellent Vice Lady Herschel has—after reading the account I gave of my Family and myself during the first 22 years of my life—given me, I shall endeavour to recall to my mind, some of the occurrences which happened to me and to those I was connected with during the 50 years I lived in England.

At the ending of the 1st part of my story it will have been seen that it was on the 18th of Aug^r 1772 ~~that~~ ^{when} I arrived at Bath in my Brother's House in New King Street, at of which part of the ^{Parlor} Floor was occupied by a Family with whom my Brother had formerly when in Leeds. been a Boarder.

Mr. B. Failure in Leeds

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 Former Prince of Wales KG
Vice-Presidents	Adam Fergusson The Rt Hon. The Lord Patten of Barnes CH PC
Trustees	
Chairman	Thomas Sheppard DL
	Diane Aderyn OBE Douglas Creed Robert Dunton Julie Finch (resigned 12 July 2022) Julian Gooding (co-opted 20 January 2023) David Hall (resigned 12 July 2022) Peta Hall Bruce Haines Colin Johnston Annabel MacGregor (co-opted 20 January 2023) Tom Marshall Simon Morray-Jones Donna Speed (co-opted 20 January 2023) 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
Investment Managers	Sarasin & Partners LLP London
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: Caroline Herschel's memoir manuscript

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	26
World Heritage Site Enhancement Fund	27
Bath Preservation Trust Museums Overview	30
BPT Curatorial Overview	32
No. 1 Royal Crescent	34
The Countess of Huntingdon's Chapel	35
Beckford's Tower and Museum	36
Herschel Museum of Astronomy	37
Learning and Engagement	38
Volunteers	40
Museums Marketing and Social Media	40
Membership and Trust Events	41
Overview of the Trust's Finances	42
Summary Financial Information for the Year Ended 31 January 2023	44

Chairman's Report

This Review showcases all BPT has done in 2022 across our areas of interest and engagement. This good news may be "business as usual" for BPT but this has not been achieved without a great team of staff, trustees and volunteers who all share in making BPT an organisation which does so much to encourage and involve the citizens of Bath and beyond. The energy and commitment of our staff is the bedrock that allows BPT to achieve so much.

Last year I told you that Bath Preservation Trust was in a strong position to face the challenges of a post-pandemic, climate-conscious world. In 2022 I am pleased to say BPT moves from strength to strength as it continues to adapt to remaining relevant, trusted and financially secure. At the same time, I am pleased that we have been able to restart our ever-popular members tours as well as running more events, publishing our newsletter and Bath Matters. At the same time, we have a growing online following as BPT delivers more of its messages using social media.

We have received generous legacies and gifts of heritage assets in the year from members and supporters. We are truly fortunate to be able to run BPT from the income we generate but legacies allow us to do more. Equally the receipt of heritage assets provides the opportunity to improve the quality of our museums and to plan temporary exhibitions to raise new income. The acquisition of Caroline Herschel's visitor book and manuscript is a real boost for the Herschel Museum, and it is reassuring that there are major donors who are willing to support us and help us build our collections.

In a year of good news, the highlight must be the NLHF grant of over £3m to complete the 'Our Tower' project at and around Beckford's Tower. Work is underway and will continue until early 2024, it will secure the future of the entire site with a comprehensive conservation programme for the Tower and its setting, transforming the museum with new exhibition spaces and improved interpretation of the complex life of William Beckford. Again, we are grateful for the trust placed in us by NLHF and other funding bodies and individuals to make this project possible.

We rely upon the work of our volunteers, and I am grateful for all the time and talent they bring to our work. Trustees are volunteers who bring so much to BPT by giving so freely their time, talents, and skills to BPT. Our 2022 recruits to the trustee board add to those skills; Annabel MacGregor is the Director of Education at the English Speaking Union, Donna Speed is the CEO of "We the Curious" and Julian Gooding is a senior lawyer who has spent his career working in governance with banks across the world. All the trustees share a passion for the City and the work of BPT, and I acknowledge all they bring to the charity.

It is inevitable that also we have to say goodbye to trustees and two left us last year. Julie Finch moved to lead the Hay Festival having made such an important contribution; and David Hall ended his term having contributed particularly with the production of the Annual Review. This coming AGM will be my last as chair and trustee of BPT after periods as a trustee amounting to almost twenty years. We are working hard to find you a new chair and I hope they will enjoy the role as much as I have done.

Thank you for all your support for the work of BPT.

Thomas Sheppard



Chief Executive's Report

Having got through 2022 with a solid set of accounts, I would like to be able to say I was always entirely confident that the year would be a success, seeing BPT return to a strong financial position having emerged from the pandemic. The truth, of course, was very different as 2022 had a faltering start and Covid-19 continued to be a threat.

That 2022 did end up being so positive was through a combination of factors; our fabulous front-of-house staff always provide an exemplary, brilliant visitor experience, to all people, every time; our first-class informative and engaging museums felt safe to visit, hygienic and well managed; and our campaigning and advocacy work was in greater demand than ever, supporting homeowners dealing with rising heating costs and how they might make positive changes through retrofit to keep costs down.

In fact, everybody at BPT pulled out the stops to go that bit further, to be frugal with costs and to be generous with their commitment, their time and their knowledge. In August 2022, the Herschel Museum of Astronomy only narrowly avoided closure as Covid Omicron swept through our front-of-house team. In response, our Conservation and Membership Assistants rapidly stepped in to allow the team's recovery. These actions describe the culture within BPT, of being together, being supportive of one another and caring about what we do.

Keeping the Herschel Museum open was essential, not least as we were in the midst of Herschel 200, a commemoration of the bicentenary of the death of William Herschel. William and Caroline Herschel did so much to advance astronomical knowledge and the celebration shone a light on their time in Bath at 19 New King Street. In return, we welcomed many thousands of new local, national and international travellers, to the spot where Uranus was discovered from. For the first time in our 88-year history, we have developed a forward plan for BPT's advocacy and campaigning work so we can target our resources and grow. BPT has always been an organisation which responds to the next big threat to the coherence, beauty and heritage of the City and that threat seems as great now as it has ever been with inappropriate poor-quality development, the Climate and Nature emergency, Green Belt loss and unaffordable housing.

Through this new strategy, Enhancing the Future of Bath, we want to see a thriving, accessible, green and liveable city where first-class contemporary design is respectful and sustainable, responding positively to the unique World Heritage setting. Design Excellence and Sustainability become fundamental to achieve this, not only in new developments but also for our historic buildings, to adapt by intention rather than by accident as our climate changes.

BPT has been leading the conversation about sustainable retrofit in historic houses in the City for more than 10 years, since the publication of the award-winning Warmer Bath. In November 2022, we met with the Chair, CEO and commissioners of Historic England to discuss many of the challenges but also the opportunities which retrofit has, to help the UK become carbon neutral and make historic homes cheaper and more comfortable to live in. We shared our views about how to deal with the lack of skilled craftsmen, escalating costs and the often inconsistent advice provided by the Local Planning Authority and Historic England themselves. The meeting was a positive one and convened for fact-finding to influence UK policy for the better.

It has been a good year and one I will always remember fondly – despite the challenges getting there, it was memorable, fun, exciting and ultimately successful.

Alex Sherman



Obituaries 2022-23

Philip Hewat-Jaboor 1953-2022

Philip Hewat-Jaboor was one of Beckford's Tower's most dedicated supporters, from the moment he joined the Beckford Society in 1995 through to his help securing the *William Beckford on his Deathbed* painting a month before Philip died in March 2022.

Chairman of Masterpiece Art Fair, Philip was an authority in the decorative arts, particularly of the Regency period. He joined Sotheby's in 1972 before starting his own art advisory service in 1982 consulting with private collectors and interior designers. His own collection, particularly of porphyry objects, was significant. Philip's expertise and advice were offered with great generosity to museums. He sat on the Council of Management (now the Advisory Committee) for the Tower from 1997 until his death, and was involved in both the 1997-2000 structural restoration and the current 'Our Tower' projects. Philip's interest in Beckford led to the exhibition *William Beckford: An Eye for the Magnificent* (The Bard Graduate Center, New York, and Dulwich Picture Gallery, London 2001), as well as the accompanying catalogue, which remains one of the most significant publications on Beckford and his collection. Above all Philip was immensely generous with his support to curators, including the Tower's curator, sharing his knowledge and his unending enjoyment in discovering and understanding collections. Philip's support for the Tower continues through the generous bequest to Beckford's Tower of his collection of Beckford-related objects, book collection and research archive.

John Harris OBE 1931-2022

John started at RIBA as assistant librarian in 1956 before becoming its first curator of drawings in 1960. He transformed the collection into the internationally significant one it is today, seeking out acquisitions of key works by architects such as Colen Campbell and Erno Goldfinger. The breadth of his knowledge of British architectural history was immense, as was his enjoyment of the subject. Following the successful exhibition *Building the Georgian City* held at the then home of the RIBA drawing collection at the Heinz Gallery at 21 Portman Square, the world's first purpose-built gallery for architectural drawings, John sat on the advisory committee for the Building of Bath Museum (now Museum of Bath Architecture) in 1991-2005, offering his advice to the new museum. Several times BPT volunteers and members were entertained by him on a tour of Badminton House, where he and his wife Eileen lived in the converted dairy. John Harris' legacy to British architectural history is vast and can be found in his many publications on British architecture in our Museum library collection.

Advocacy & Campaigns and Architecture Planning & Place Committees

**Victoria Thornton, Chair, Advocacy & Campaign Committee
and Architecture Planning and Place Committee**

Joanna Robinson, Senior Planning and Conservation Officer

Alexandra Best, Planning and Conservation Assistant

Overview of the year

For the first time BPT has prepared a 5-year **Strategy for Advocacy and Campaigns** (A&C) 2022-2028. The Strategy sets out two primary objectives for BPT's campaigning and learning activities, **sustainability** and **design excellence**. It also identifies the vision for the Countess of Huntingdon's Chapel as the home of BPT and functions relating to A&C. In support of this ambition we commissioned a feasibility study to identify options for the future use of the building.

In response to the energy and cost of living crisis, we used our social media platforms to advocate for climate-friendly solutions for low carbon living in older homes and pertinent issues such as overheating (it was the hottest year on record). As part of the B&NES Climate & Biodiversity Festival during 'Big Green Week' BPT co-hosted a Warm Energy Hub event and led a successful sash window draught-proofing demonstration. We continued to record and monitor planning applications for retrofit and decarbonisation of property and published two case studies illustrating **best practice for listed building retrofit**. Our **Ask an Architect** session hosted in April in partnership with RIBA SW provided an opportunity for local people to discuss home improvement projects with a local architect.

BPT hosted a visit to Bath by the Commissioners, Chair and CEO of **Historic England**, accompanied by the senior regional team. The purpose of the visit was to explore and discuss issues relating to climate change adaptation and mitigation in the historic environment, including barriers in policy and approach. BPT provided a presentation about our work and experience of working with homeowners based on more than 12 years' focus on retrofit and decarbonisation. A constructive debate took place about the barriers to retrofit and sustainable energy in historic properties.



BPT's Joanna Robinson and Cllr Sarah Warren at the Home Energy drop in event



Tackling transport solutions for Bath in the Journey to Net Zero Transport Plan

BPT responded to both the B&NES **Local Plan Partial Update** (LPPU) and the launch of the **Local Plan 2022-2042**. Updated planning policies for the Green Belt, sustainability, student housing and housing allocations were reviewed and responded to. With the **Green Belt** coming under pressure locally, BPT also used social media to promote the significance of Bath's landscape and woodland setting and its importance for carbon capture and improving air quality throughout the year. BPT continued its role within the **Bathscape Partnership** and supported its programme of activities as part of the Walking Festival.

Stakeholder engagement and formal public consultation provided an opportunity for BPT to advocate for the total public realm within the wider World Heritage Site when responding to the masterplan consultation for **Milsom Quarter**. Our response to the **Journey to Net Zero Transport Plan Consultation** emphasised the need for a holistic approach that would appropriately balance widespread behaviour change, impact on the public realm and historic environment and greater consideration of all aspects of carbon reduction (e.g. embodied carbon).

In support of anticipated ambitions to level up internet access across the county BPT published local **Guidance for Full Fibre Broadband Installation** for providers and householders. Staff and volunteer advisors benefitted from the opportunity to visit various completed developments with project architects to consider design responses in detail, including Newark Works, Bath Abbey, and the Fry Building, Bristol. These projects supported a better understanding of **design excellence** and approaches to sustainable decarbonised design.

A pilot questionnaire was designed (and is in development) to enable the assessment of design excellence, which was trialled with the **Architecture Planning & Place Committee**. Its scope and future trials will be used to help identify criteria for Bath-specific design excellence.

The **Architecture Planning & Place Committee** engaged with a number of significant local consultations for policy and strategies for transport, the built and natural environment and several major developments including the **Western Riverside Gasworks** sites, the **Recreation Ground, Bath Press** and **Sulis Down**, and maintained a watching brief over development proposals for **Bath Quays North**, which remained undetermined.



Staff and AP&P Committee Advisors in March 2022

In response to the part of the **Gasworks** site being redeveloped by St William Berkeley with Grimshaw Architects, an **Open Letter** was sent to Councillors, executive officers at B&NES Council and ICOMOS UK. BPT raised concerns about the potential effects of cumulative harm on the Outstanding Universal Value of the World Heritage Site caused by a number of 'high rise' developments along the riverside, and called for the protection of Bath's World Heritage status, in line with recommendations made by UNESCO following their delegation visit in 2008.

In its position on the **World Heritage Site Advisory Board**, BPT was involved in a review of the World Heritage Site Management Plan. We also continued to administer the **World Heritage Site Enhancement Fund** and supported a number of projects which contribute to sustaining the Outstanding Universal Value of the site (details of projects on pages 27 to 29).

We celebrated **World Heritage Day** online with the theme 'heritage and climate' providing the opportunity to advocate for sustainability.

For 8 weeks in the summer of 2022 the A&C team was supported by Josephine Adams, an architecture student intern funded by the University of the West of England and BPT's Carl and Jeanette May's Fund for Conservation Education.



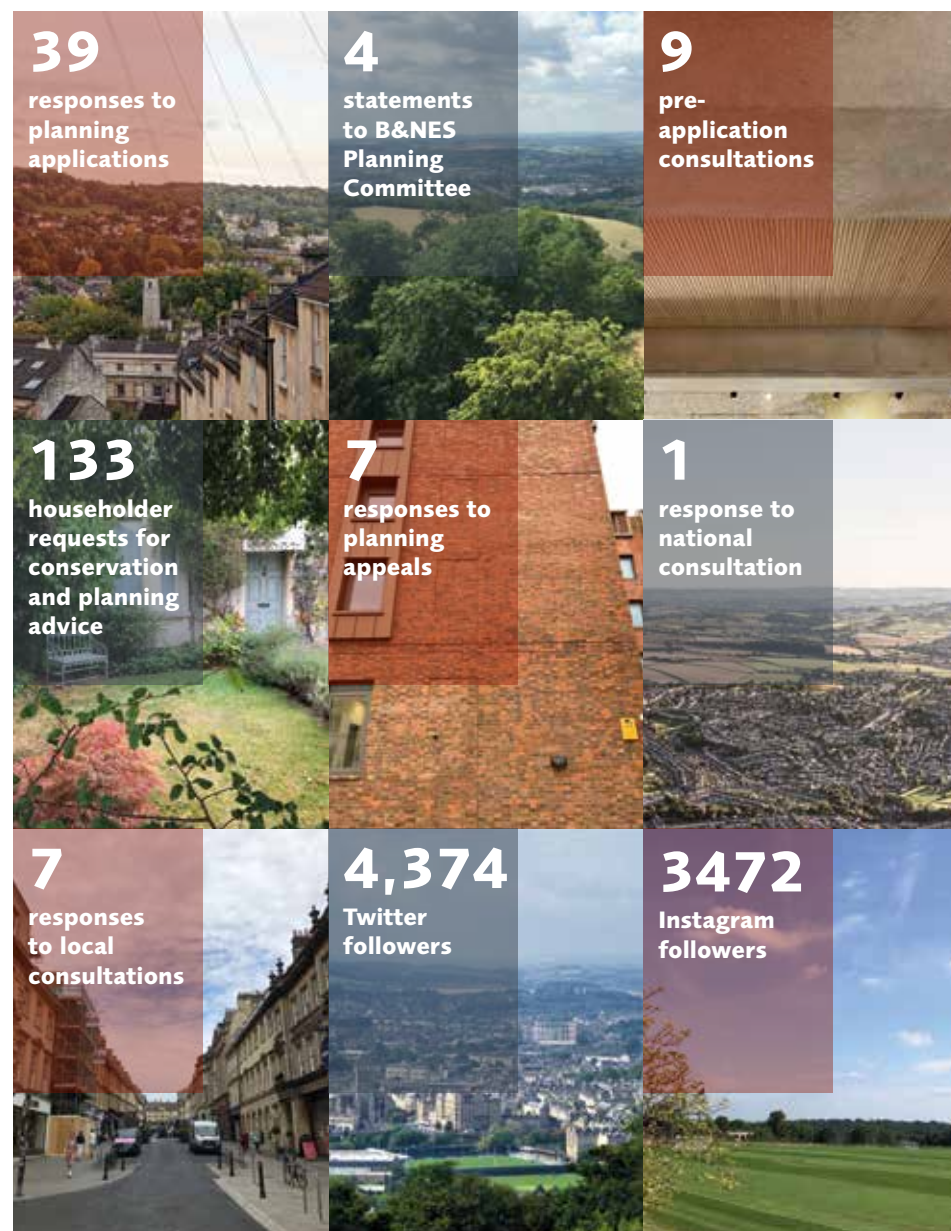
AP&P visit to the Fry Building Bristol

Highlights 2022

- 5-year Strategy for Advocacy & Campaigns Committee
- Historic England Commissioners, Chair, CEO and Regional Team meeting to discuss decarbonising heritage
- Creation and publication of two Bath-based retrofit case studies
- Social media campaigns for sustainability, retrofit and Green Belt
- Support for B&NES Climate & Biodiversity Festival
- Sash window draught-proofing workshop
- Local Plan Partial Update, consultation and representation at hearings
- Milsom Quarter Masterplan consultation, response and press release
- Journey to Net Zero Transport Plan consultation response
- Pre-application engagement with proposals for the Gasworks site and Open Letter
- Responses to housing development sites including Sulis Down and Bath Press
- Site visits with AP&P Committee to explore design excellence and decarbonisation including Newark Works, Bath Abbey, and the Fry Building, Bristol
- Publication of guidance note for Full Fibre Broadband Installation
- Watch List for local Heritage at Risk
- Engagement on forthcoming review of World Heritage Site Management Plan
- Online content & engagement for World Heritage Day
- Welcoming Part 1 Architecture Student Josephine Adams as BPT's summer intern

2022 in review

The year in numbers



Representations to B&NES Council Planning Committee Meetings

- Midford Castle (against, pending)
- St Martin's Hospital (against, dismissed)
- Waterworks Cottage (against, dismissed)
- Yew Tree House, Bathford (against, dismissed)

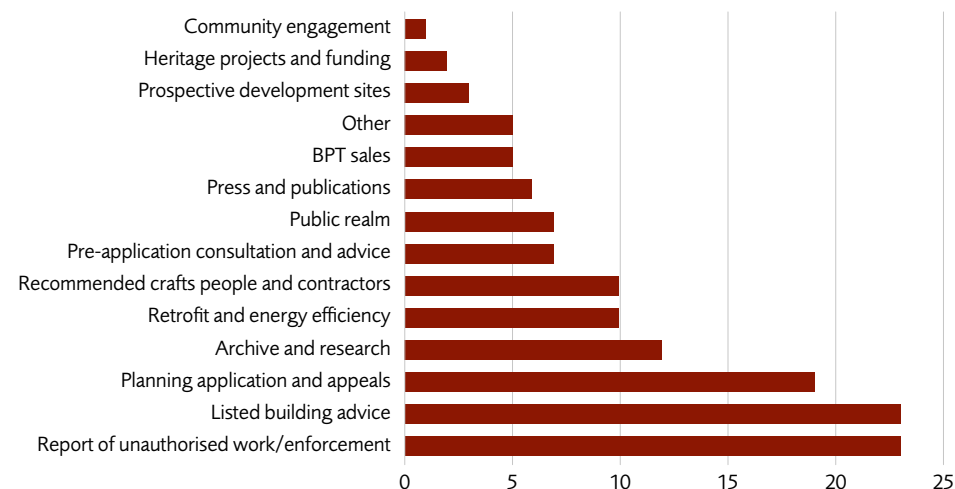
Representations to Planning Appeal

- Hampton Row (against, dismissed)
- Deadmill Lane (against, dismissed)
- Frome House (against, pending)

Conservation & Planning Advice

BPT has responded to an increasing number of public enquiries totalling 133 separate correspondences relating to wide variety of listed building, conservation and planning matters, both across the City as well as its rural Environs. In 2023, we responded to 23 queries about unauthorised development, 23 queries asking for advice about works to listed buildings, and 19 queries about live planning applications and appeals across the district. This made up 49% of all requests for advice to our Planning, Advocacy, and Campaigning Team. In response to the current cost of living crisis and worsening winter conditions, we have noticed an increased number of individuals asking for information and advice on how to improve the energy efficiency of their homes, making up 7% of enquiries. Of these, a staggering 50% were about secondary and slimlite double glazing. We further responded to 10 enquiries focused on historic research and archival material from a mix of students and passionate individuals, as well as those looking to understand the history of their homes. 5% of all enquiries related to homeowners or developers requesting BPT's advice on a scheme at pre-application level, a service that we offer as part of our annual membership subscription.

Advice topic



Communications, PR and Social Media

In 2022 we reviewed the current website, then updated and transferred the content to a new site and structure. This will be launched later in 2023.

We shared monthly updates on campaigns and planning to the BPT website, disseminating via BPT's e-news and social channels. BPT's Twitter presence and following remained informative and stable. Our social media focus shifted more to the increased use of Instagram as a means to engage new audiences and advocate for BPT's primary objectives, as well as museums and learning.

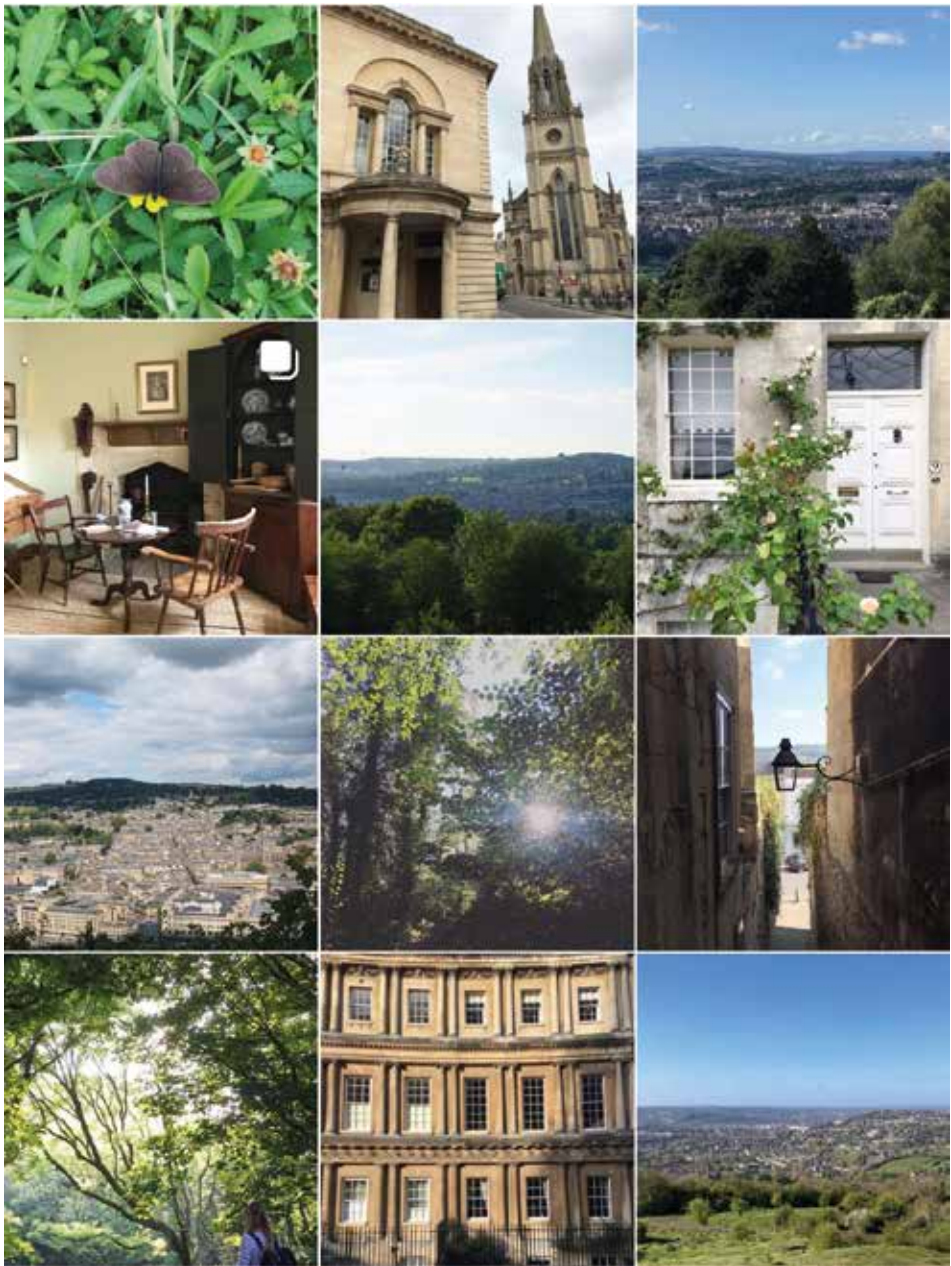
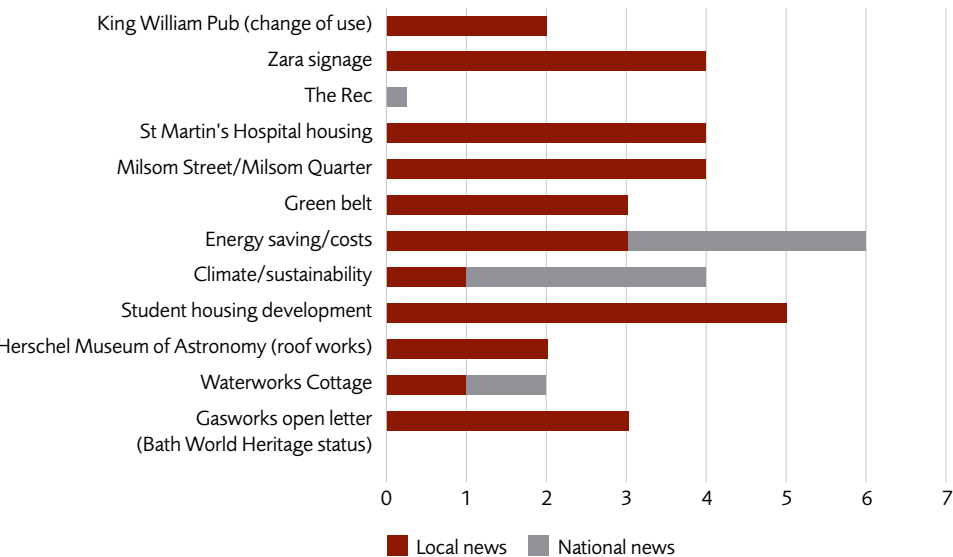
BPT's social media focussed on Green Belt campaigning themes from June to August, and on sustainability and retrofit in September. BPT's Twitter and Instagram stories featured content relating to housing design throughout October and November, and building maintenance in late November.

Instagram insights for September and the related climate campaigns showed a big increase in reach and engagement: 154% increase in reach on the previous week, and +447% increase in engagement. Around the Big Green Week, the gender balance evened out to 44% male engagement rather than previous 40% male, and we saw a higher engagement outside of Bath.

Instagram insights show us that we are reaching more accounts, with an increase in reach of +274% in November.

Press releases in 2022 have covered the Milsom Quarter Masterplan, the protection of the Green Belt in response to the Local Plan Partial Update, and cumulative harm to the World Heritage Site in relation to the Gasworks site at Western Riverside.

BPT in the press – Number of occurrences in relation to campaigning and planning



Green Belt and sustainability campaigning via Instagram

Advocacy & Campaigns

Consultation Responses

Local consultations responded to

- Local Plan Partial Update
- Local Plan Launch Document
- Milsom Quarter Masterplan
- Sustainable Construction Checklist
- 'Journey to Net Zero' Plan Public Consultation
- Street Trees Project
- Kingsmead Square Experimental Traffic Regulation Order (ETRO)
- Milsom Street Experimental Traffic Regulation Order (ETRO)

National consultations responded to

- Decent Homes Standard Public Consultation

Local Plan Partial Update (LPPU) & Local Plan 2022-2042

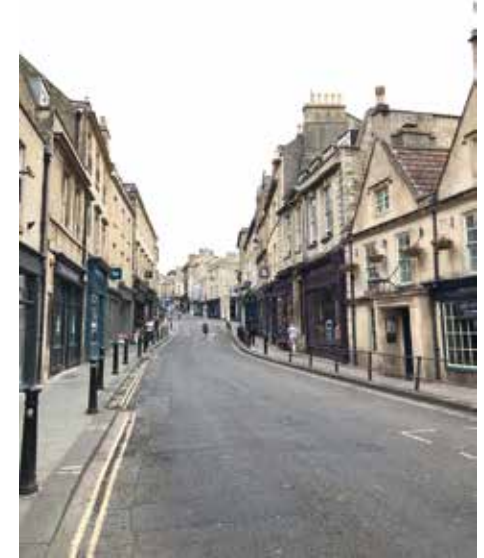
In response to the LPPU, BPT challenged the effectiveness of a number of policies in four key areas; the Sion Hill site housing allocation, 'campus-first' purpose-built student accommodation (PBSA), higher standards for reducing carbon in the construction of new homes, and the retention of Green Belt designation on Park & Ride (P&R) sites; whilst supporting greener policies more broadly. Following the submission of a detailed consultation response, planning consultants were commissioned to prepare written statements for the LPPU hearings in June. The Inspector's report confirmed that the updated LPPU was capable of being adopted subject to the incorporation of some 'main modifications' which addressed our suggested tightening of PBSA policy, to further prioritise on-campus delivery of PBSA. At Sion Hill, changes to the area-specific policy aimed to ensure north-south walking and cycling routes would complement Lansdown's upcoming Liveable Neighbourhood, but did not seek to lower the quantum of development where BPT suggested this may reduce heritage harm. Regrettably, removal of P&R land from the Green Belt was retained as a Council priority.

In response to the launch of a new Local Plan for B&NES, BPT campaigned for the protection of the historic environment to be included as a fifth primary ambition of the Plan and for headline statements to include appropriate sustainable development and other issues, topics and policies in the Plan to include high quality affordable housing. BPT attended a meeting with Richard Daone, head of the B&NES planning policy team, to discuss the scope and timetable of the Plan and Local Development Scheme (LDS), the use of Design Codes, and policies for design, housing and sustainable placemaking.

Milsom Quarter Masterplan Consultation

BPT called on B&NES Council to look beyond its plans for the Milsom Quarter and develop a city-wide masterplan. Developing a vision for one part of the City highlighted the pressing requirement for a strategy for the whole of Bath including city-wide public realm, transport and movement, commercial vision and sustainability, so that the Milsom Quarter Masterplan, and others, are not considered in isolation. We felt that the masterplan, whilst good, had the potential to be excellent. We called for the masterplan to be supported by a robust and compliant streetscape maintenance strategy. We raised concerns that the long-term vision for Centre would

fail to protect the historic character of Walcot Street. The visualisations did not demonstrate a locally distinctive or heritage-sensitive response to the Cattlemarket site as an important gateway to Walcot Street, or respect for views towards Bathampton Down. Given that a high percentage of property within the masterplan area is within the Council's ownership, we highlighted the significant opportunity for B&NES to facilitate and lead by example on sustainable retrofits.



Broad Street in the
Milsom Quarter
Masterplan area

Journey to Net Zero Transport Plan Consultation

In response to B&NES Council's Plan, BPT emphasised the need for a holistic approach that would account for the effective consideration and integration of behaviour change at all levels and a coordinated and systematic approach to reduce the environmental impact of transport in Bath. We called for the wider consideration of plans in context and integration with planning policies, as well as how measures may impact the public realm and historic environment. Our response further highlighted the need for insurance that the WECA mass-transit scheme would not make Bath a 'dormitory' to Bristol for students. We encouraged long-term strategies for maintenance and repair, and giving the same weight to pedestrian and cycle routes as roads. We called for an increased push for engagement with public transport providers and infrastructure users, as well as consideration of behavioural change alongside proposals and how this may be incentivised. We recommended extending the Clean Air Zone charging to all non-resident domestic through journeys and marketing Bath as a walkable, bikeable city. We also raised further opportunities to integrate car charging points into existing street furniture, such as lampposts, and the inclusion of embodied carbon in overall carbon reduction assessments. All of the proposed projects outlined in the Plan should be subject to transparent public consultation prior to delivery. Going forward, BPT is positioned to engage and advocate for the best possible carbon cutting outcomes for the residents, environment and heritage of Bath.

Watch list

BPT's watch list identifies sites and buildings that require more frequent review and progress updates on activities, and potential call to action. Properties on the 2022-23 watch list include:

- Hampton Row – Grade II. BPT called for enforcement action following a series of unauthorised works to the building. The enforcement notice was upheld at appeal and works are required to be reversed. BPT has continued to consult on further proposals including the proposed laying of tarmac in front of the Terrace.
- Old King Edward's School – Grade II*. BPT has maintained a watching brief on the site and engaged B&NES Council on a possible course of action, such as Compulsory Purchase, to bring this at-risk building back into use. Further opportunity was given to consult on the role of the building as part of the Milsom Quarter.
- Charmydown Barn – curtilage Grade II. With the support of its Committees, BPT has opposed multiple attempts to regularise building and landscape works which have already resulted in significant harm to the site and wider views, and called for enforcement action to be taken.
- Ralph Allen's Drive Gate Piers – Grade II. BPT has maintained a watching brief on the site and continues to monitor and advocate possible solutions to address ongoing damage resulting from vehicle strikes.
- The Cornmarket – Grade II. BPT took the opportunity to input into the vision for the Cattlemarket site through the Milsom Quarter Masterplan consultation, calling for the sensitive treatment of this 'gateway' site.
- Ralph Allen's Town House – Grade II. BPT continues to work with the World Heritage Enhancement Fund (WHEF) to prepare a Heritage Statement for the Town House and secure an appropriate future use for the building.
- Beckford Nursery Gardens and Ride – Grade II. BPT maintained an in-principle opposition to any development on the site where this would harm the remains of a significant historic landscape, and opposed the latest plans for the development of a new dwelling on the site in January 2023.



Watch List Cornmarket on Walcot Street

Architecture Planning & Place Committee Casework

Gasworks, Western Riverside

Plans for the next phase of development for Western Riverside were brought forward by the developer St William Berkeley with Grimshaw Architects. 616 apartments were proposed on part of the former Gasworks site on Lower Bristol Road. BPT engaged in pre-application consultation with the development team and continued to welcome the residential regeneration of a major brownfield site within the City. We emphasised concerns about the use of a piecemeal design approach across the site, and the absence of detail about how the public realm would connect with other areas of riverside development. We raised strong heritage townscape concerns about the proposed mass, scale, and height of development, up to eight storeys, where this would result in adverse harm to views across the World Heritage Site and its Outstanding Universal Value. We encouraged an approach to residential development that maintains density and space standards while not exceeding six storeys.

BPT sought early engagement in the planning application for the residential development of the B&NES Council-owned portion of the Gasworks site which was expected to be submitted in 2023.

Deadmill Lane

BPT has opposed a series of ongoing attempts for the development of new housing on a Green Belt site on the edge of Larkhall. It forms a notable transition point between Bath's residential edge and its open countryside setting. Several applications came forward for the development of 18 homes, then a reduced scheme of 15 homes, both of which were refused on grounds of harm to the setting of the Conservation Area and World Heritage Site, as well as the setting of the Non-Designated Heritage Asset (NDHA) Dead Mill. The refusal of both applications was later upheld at appeal. Revised plans were submitted for the development of two detached dwellings. BPT has resisted the principle of development on grounds of inappropriate Green Belt development, harm to local character, and harm to the green setting of the Conservation Area and World Heritage Site. The application was refused on the same grounds.

The Assembly Rooms

Prior to the Fashion Museum's closure in October 2022, BPT attended a site visit of the Grade I Assembly Rooms. This was an opportunity to discuss the National Trust's plans to reopen the Assembly Rooms as a new "Georgian experience", looking at the social history of leisure and entertainment through the 18th century whilst continuing to offer the space as an events venue. We welcomed the opportunity to participate in early conversations about the future of the building.



The Assembly Rooms

Bath Press, Lower Bristol Road

Plans for the Bath Press site to provide over 280 new homes, including improvements such as the retention of the landmark chimney as part of the historic Bath Press façade, now a NDHA were subject to further revision in 2022. BPT maintained ongoing concerns about the proposed scale of development and the absence of affordable housing. At Planning Committee, BPT called for the application to be refused on grounds of the failure to provide any affordable housing. Councillors shared our concerns, but felt the scheme was an improvement on what was previously submitted and would see the development of a significant brownfield site within the City, and unanimously voted for the application to be permitted.

Former Debenhams Store, Southgate

BPT consulted with the architects at pre-application stage on a scheme to bring the vacant Debenhams store in Southgate back into use. Proposals sought to reopen the ground floor as a shop and convert the upper floors to office or lab use. It was proposed to enlarge the upper floor windows to improve the building's access to natural light and ventilation, and open up the ground floor 'colonnade' to improve this area of the public realm. BPT was strongly supportive of the reuse of this prominent building, and encouraged stronger reference to the architectural principles that informed the original building design.



The Rec

The Recreation Ground

BPT was invited to re-engage with the design team following delays due to Covid-19. A design workshop was attended by Trustees and Advisors then development progress was paused for the following legal proceedings. In October 2020, the High Court dismissed Bath Rugby's legal challenge of the 1922 covenants, concluding that these would be enforceable. In response, Bath Rugby and Bath Recreation Limited submitted a joint appeal and this decision was overturned in December 2021. A subsequent appeal to the Supreme Court by local residents was refused in October 2022.

University of Bath Campus Floodlighting

Increased outdoor floodlighting on the University of Bath campus in Claverton has been proposed from 2021 onwards as part of works to improve its outdoor sports facilities. BPT highlighted the potential for cumulative harm with the observable increase in light spill and 'sky glow' on the Bath skyline, in conjunction with permitted floodlighting on the neighbouring ball courts. Increasing light spill would be of detriment to the landscape setting of the World Heritage Site and dark skies character of the Area of Outstanding Natural Beauty, and would harm wildlife habitats and biodiversity.

Regency Laundry, Lower Bristol Road

Revised plans came forward for the development of a self-storage facility on the site of the former Regency Laundry. These proposals came after plans for up to four storeys of "co-living accommodation" were refused on grounds of loss of industrial floorspace, and perceived harm to Bath's economic growth. BPT continued to support the principle of development on this brownfield site, although we highlighted the potential for conflict between the proposed light industrial use and the surrounding residential character of the area. Proposals were opposed on grounds of the excessive height, scale, massing, and bulk of development which could result in overdevelopment out of keeping with the domestic scale of the context. We suggested a mixed-use scheme that incorporates a residential aspect such as affordable key worker housing.



Regency Laundry (context planning)

Kilowatt House, North Road

BPT supported proposals for a PV solar array on the roof of Kilowatt House, a Grade II listed building and an unusual example of 1930s Art Moderne architecture in Bath, originally designed by Mollie Taylor to combine residential space with on-site recording studios. The installation of 'slimlite' double glazing to improve thermal efficiency and address condensation and damp issues, was granted listed building consent in 2021. Considering the ongoing challenges of making this building liveable, we welcomed opportunities for the on-site generation of 'green' energy which would secure the sustainable future of a unique heritage asset in Bath.

Solar Arrays in Bath's Rural Setting

BPT supported several applications for the proposed installation of ground- and roof-mounted solar panels within the rural setting of Bath, which were shown to sit unobtrusively within the landscape setting. Any visual harm was outweighed by benefits such as the generation of low-carbon energy, reduced energy costs for residents, and an overall contribution towards the Council's net zero targets. Applications included proposals for a solar array on the roof of the community-run shop and café in Freshford, as well as a ground-mounted solar array at Charmydown Farm House within the Cotswolds AONB.

Lower Bristol Road, Affordable Council Housing

BPT welcomed plans for the development of eight affordable flats on a former storage yard on Lower Bristol Road. The proposed development would deliver much-needed social housing to be retained and managed by B&NES Council as part of its new council housing programme. We had some concerns about the balance of outdoor space and on-site parking, we remained strongly in favour of the provision of affordable housing on brownfield land to address the ongoing local and national housing crisis. The scheme was later revised to include greater provision of green planting around the edge of the development as well as improved landscaping to the Lower Bristol Road frontage, to incorporate the planting of seven new trees. At Planning Committee, the application was permitted where 100% affordable housing provision would be permanently secured on-site.

Midford Castle

In 2021, local residents reported that the construction of a partially-subterranean agricultural building on the site of the Grade I Midford Castle was in breach of its planning permission. The development as constructed appeared to be of a much larger height and scale and would be clearly visible across the valley. An enforcement notice was submitted, which was then appealed by the applicant in 2022. BPT submitted a statement calling for the enforcement notice to be upheld because the barn as constructed was significantly larger and more visually intrusive within the setting of a group of Grade I and Grade II* buildings. We highlighted concerns with the ongoing pattern of unauthorised landscaping works on the site, including a new trackway and area of hardstanding.

Units 1-4, Wells Road

Proposals came forward for the development of a 5-storey block of "co-living studio flats", integrating shared living space and working facilities, on the site of a vacant commercial unit within the Conservation Area. The site is particularly sensitive due to its raised position on Wells Road overlooking the City and the Grade II* St James' Viaduct. Despite its sustainable location, BPT raised strong concerns in response to the development's excessive height, scale, and massing and potential harm to townscape character. The building would feature prominently in the southern hillside and could therefore adversely affect the landscape setting of the World Heritage Site, Conservation Area, and a Grade II* structure. Following similar concerns raised by Historic England and the conservation officer, the application was withdrawn.



1-4 Wells Road

Charmydown Barn

Proposals came forward for the residential conversion of Charmydown Barn, a historic agricultural building within the Cotswolds AONB and part of the Grade II setting of a late 17th century farmhouse. The site has been subject to a history of unauthorised works, including the underground extension of the barn at ground floor level, nearly doubling its footprint, and associated building and landscaping works. The application argued that the Barn was not considered to be curtilage listed, and works would not require listed building consent. BPT expressed strong concerns regarding the impact that the unauthorised works had already had on the appearance of the building, as well as to wider views of Charmydown and the AONB, and called for prompt enforcement action. On the grounds of the Barn's historic associations and clear visual relationship with the Farmhouse, we emphasised the curtilage listing of the Barn remained valid, a decision which was backed up by B&NES Council. The application was later withdrawn.

5G Masts & Telecoms

BPT engaged with an increasing number of applications for new telecommunications infrastructure and monopolies associated with 5G provision across the district. These proposals included plans for new 5G masts on in Charlcombe and Wellsway, which superseded earlier, refused schemes for poles of a greater scale and height. BPT encouraged a comprehensive city-wide strategy to allocate potential sites for monopole installation. We welcomed consideration of poles of a reduced height, and emphasised that infrastructure of this scale would be at odds with Bath's low-rise residential areas, particularly towards the south in the case of areas like Wellsway. On proposed rural sites such as Woolley Lane in Charlcombe, we emphasised the need for greater, demonstrated assessment of potential landscape impact and how this could best be mitigated, whilst appreciating the benefits of improved connectivity for rural communities. Both applications were granted planning permission.

Waterworks Cottage, Charlcombe Way

Previously refused proposals for the construction of two contemporary dwellings within the garden setting of the 19th century Waterworks Cottage were dismissed at appeal, on grounds of "significant harm" to the character and appearance of the area. Developers eventually received the go-ahead to demolish the cottage after three attempts to determine whether prior approval was required. A new application was submitted for the demolition of the cottage to develop two new dwellings on the edge of Bath. BPT continued to campaign against this proposed overdevelopment of the site, with resulting harm to local character and the setting of the Conservation Area and World Heritage Site. We called for the cottage to be retained as a sustainable family home and as a historic feature of local interest associated with the Charlcombe Waterworks. Following significant local objection, the application was refused as it would fail to "maintain the character and appearance of the surrounding area."

Sulis Down, South Stoke

BPT responded to an outline planning application for Phases 3 and 4 of the Sulis Down development, proposing up to an additional 300 homes on land previously released from the Green Belt. Phase 1 has already been permitted for 171 homes. We expressed concerns regarding the continued development 'creep' on this site without a comprehensive, site-wide masterplan, and the impact on the landscape setting of the World Heritage Site and adjoining Green Belt land. We called for further details of design and appearance to be included to assess potential landscape and heritage impact. In response to further amended drawings submitted in December 2022, we reiterated our objections whilst challenging further development 'creep' onto neighbouring Green Belt land and the over-dominance of hard landscaping and car parking where this has resulted in a lack of public or private green space, contrary to the scheme's "Garden City" principles.



Sulis Down Phase 1 as built

Dixon Gardens/Beckford's Ride

Proposals for the development of a new dwelling on a parcel of land behind Dixon Gardens in Lansdown were met with local opposition. The site was formerly part of the historic landscape of Beckford's Ride, connecting William Beckford's residence at 20 Lansdown Crescent with Beckford's Tower, and contains a series of Grade II retaining walls and garden terraces. BPT continued to resist any development on this site, following an initial development attempt back in 2014, on grounds of harm to the setting of multiple Grade II listed structures.



Garden view Beckford's Ride

2022 Planning Applications Overview

The tables and pie charts below provide a detailed insight into our planning application responses throughout 2022, categorised by the different 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 the climate crisis.

Headlines

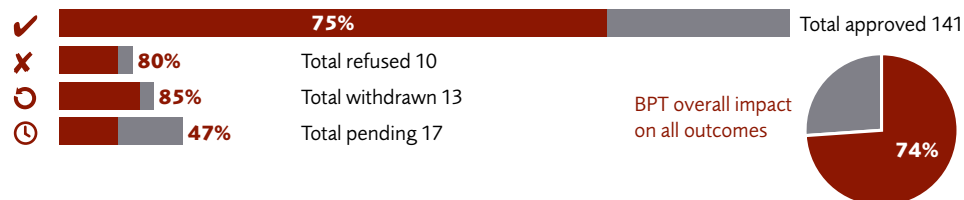
- In **2022**, we responded to a total of **393** planning applications, an increase from the 308 planning applications responded to in **2021** and the **307** planning applications responded to in **2020**. Over the past four years, we have responded to an annual average of **324** planning applications. This is the **highest recorded number of submissions from BPT**, with the next being **384** planning application responses in **2015**.
- We had an overall influence of **65%** in all applications to which we responded. This marked a **7% decrease** on our previous influence in 2021, but a 2% increase on our previous influence in **2020**.
- From the data we have collected over the last six years, it is estimated that **BPT has had an average influence of 62% on all applications we responded to from 2017**, a **2% increase** from our estimated average influence of 61% between 2017 – 2021.
- We responded to a total of **181** listed building applications (LBAs), and had an overall impact on **74%** of the applications to which we responded, a 3% increase on our previous influence in **2021**. We saw the number of LBAs we responded to increase by **16% from 2021**.
- We responded to a total of **118** full planning applications, and had an overall impact on **57%** of the applications to which we responded, a **12% decrease** on our previous influence in **2021**. This may be attributed to the increasing number of applications for change of use to Houses in Multiple Occupancy (HMOs). We saw the number of full planning applications we responded to increase by **9% from 2021**.
- We responded to a total of **34** advertising and signage applications (ARs), over double the number of applications as last year, and had an overall impact on **71%**. This marked a **12% decrease** on our previous influence in **2021** but a **16% increase** on our previous influence in **2020**.
- We responded to **88** applications that proposed energy efficiency works, up from 41 applications last year – **69%** of these related to listed buildings. We had an overall impact on **79%** of the applications to which we responded, a **3% decrease** on our previous influence in 2021.
- We had the highest influence in consented applications for energy efficient retrofits, with an input of **81%** into all applications granted permission.

We maintain our involvement in and contribution to Bath's historic environment by assessing all planning applications received by B&NES each week, utilising our personal planning and heritage expertise to investigate the suitability of each application with the valuable input of our Architecture, Planning & Place Committee. We continue to work with B&NES' planning officers, Planning Committee, local groups, independent developers and applicants to advocate for managed and beneficial change that will continue to preserve and enhance Bath as a beautiful and flourishing city.

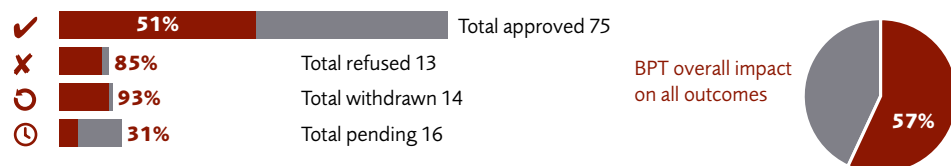
BPT influence on planning decisions



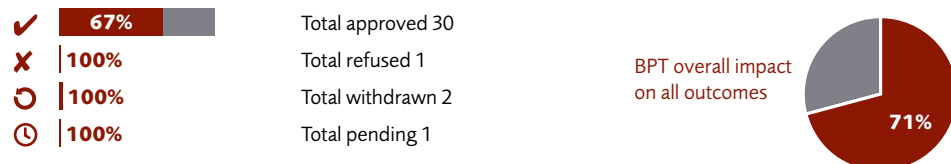
Listed Building Applications



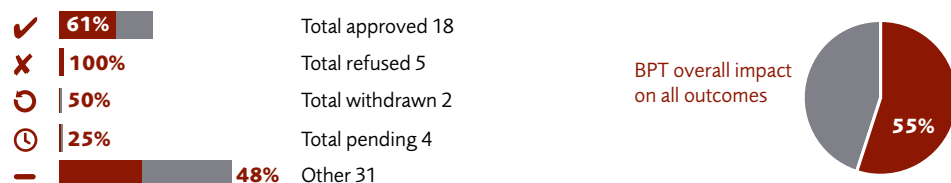
Full Planning Applications



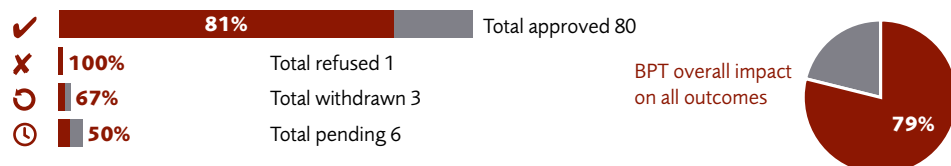
Advertising Regulations Applications



Other Applications



Energy Efficiency Applications



Enforcement

BPT monitors change within the historic environment of Bath and its environs. We report any potentially harmful unauthorised work our staff or committee members spot, as well as those we hear about from members of the public. We also correspond with case officers about potential development breaches or enforcement cases. In 2022, we were proactive in the following enforcement cases and associated retrospective planning applications:

- Midford Castle – breach of planning permission for the development of an agricultural building in the Grade I setting.
- Hampton Row – a series of unauthorised building and hard landscaping works at the Grade II listed terrace.
- Charmydown Barn – unauthorised works to convert the curtilage Grade II to residential use.
- Unauthorised signage and outdoor seating work within the Bath city centre.
- Internal and external works to listed buildings without appropriate consent.
- Various breaches of planning permission in use of building materials.

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@bpitrust.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

Chair Douglas Creed

The Committee, representing the 14 parishes surrounding Bath, has continued to engage with the enforcement process and explore how planning decisions and the planning process could be upheld more robustly. This was considered with an emphasis on enabling engagement with local planning proposals and minimising the threat to landscape character. We were pleased to be able to engage directly with the B&NES enforcement team and discuss the criteria for successfully taking an enforcement case forward, and hope this paves the way for more direct engagement with the parish councils and their communities in future.

The parishes coordinated with BPT on its response to the Local Plan Partial Update, expressing resistance to the removal of Bath's Park & Ride sites from the Green Belt. BPT was able to represent the views of the parish councils at the examination hearings. The Committee is continuing to engage further on the forthcoming Local Plan 2022-2042.

An increasing priority has been the recognition and protection of Bath's dark skies, which have come under threat from light pollution across the skyline. Perceived threats included the increasing development of Sulis Down and the proliferation of floodlighting on sites such as the university campus at Claverton Down.

The Environs Committee has supported the following priorities in the parishes:

- **South Stoke:** Continued monitoring and response to proposals for up to 300 new homes on the Plateau. In particular, ongoing discussions regarding new allotments in the Green Belt, with particular focus on the proposed allotments on Derrymans Field.
- **Midford:** Continued monitoring of development at Grade I Midford Castle, where the construction of a new agricultural building is in breach of planning permission. Action was taken to pursue an enforcement order and uphold the enforcement decision at appeal.
- **St Catherine:** Continued monitoring and response to ongoing, unauthorised development at Charmydown Barn where this has resulted in harm to the appearance of the AONB and Green Belt.
- **Englishcombe and others:** Discussion and engagement on retrofit measures within the village conservation areas, such as solar and photovoltaic (PV) panels, with Committee members encouraged to share positive examples of retrofit in their areas.
- **Bathford:** Support to the Parish Council where dealing with ongoing enforcement relating to a new camping site.
- **Corston:** The successful prevention the demolition of a historic, unlisted toll house on the A39 outside Corston.

BPT's Environs Committee is made up of representatives of the 14 parish councils, surrounding the Bath World Heritage Site. The Committee considers issues and planning matters relating to Bath's rural setting and its many landscape and townscape designations, including the village conservation areas, Green Belt, Cotswolds AONB, and areas of special ecological and wildlife significance.

We remain grateful to BPT's Conservation Team of Joanna Robinson and Alex Best who give guidance and support on so many issues, together with CEO Alex Sherman, as well as the input of BPT's AP&P Committee who offer expert advice on planning applications across the City and its Environs.

World Heritage Site Enhancement Fund

Administrator Ainslie Ensom

The Fund is a partnership between the World Heritage Site Advisory Board, B&NES Council and BPT. The aims of the Fund are:

- To initiate and organise, or support, projects which enhance Bath's historic fabric and heritage.
- To enhance public understanding and appreciation of the significance of the World Heritage Site and its Outstanding Universal Values.
- To offer help and advice to local residents, communities and volunteer groups, and to work in partnership with local organisations with mutual goals.
- To encourage high standards of craftsmanship, and provide practical experience.

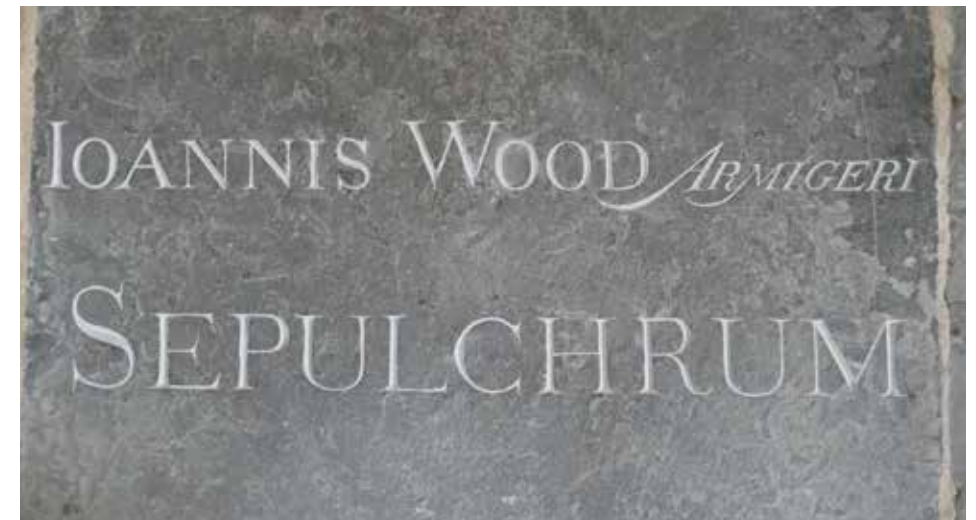
Funds allocated in 2022

Tree guards, Stakes and Ties for Granville Road tree planting project: £252.66

In December 2021 Stage 2 of planting was completed in this ongoing project to screen the impact on Bath's skyline created by the Granville Road housing development. Bath's skyline is an important element in the Picturesque Landscape setting of the City, one of its Outstanding Universal Values. This most recent planting of broad leaf saplings has now been protected by tree guards, stakes and ties.

John Wood Family Tombs Conservation: £2,000

John Wood the Elder is buried in a quiet country churchyard in Swainswick village, beneath a tombstone beside that of his six year old granddaughter Anna. Wood requested that his funeral should cost no more than £20, and his grave is marked by the simple inscription "Johannes Wood Armigeri Sepulchrum". The incised lettering on the two blue lias gravestones has been sensitively conserved, and its legibility restored.



John Wood's restored gravestone

WHSEF Newsletters for 2018/19 and 2022: £974

The Annual Newsletter for 2022, covering projects completed during 2021, was designed in an online version and 50 paper copies were also printed. A combined Newsletter for 2018/19, years which had not previously been covered, was retrospectively produced to complete the sequence. Again, an online version was produced and 50 paper copies printed.

Sydney Buildings Replica Lampstands: £3,500

The High Pavement in Sydney Buildings is a rare survivor of a Georgian promenading terrace, which retains its wrought iron railings, and five original oil and gas lamp standards. All five were repaired and conserved with WHSEF funding in 2020. There is evidence that there were two more oil lamps and in 2022 replicas of these were fabricated in wrought iron to the original design, and installed to complete the historic lighting sequence.

Painting of Inscription on Firs Field Memorial: £688.80

In 2018 a memorial to commemorate the stone mines in Combe Down was installed in Firs Field, organised by local residents and funded from a number of sources including the WHSEF. Interpretative lettering along the front edge of the coping stones reads "Rebuilt 2018 – Site of access shaft to Ralph Allen's stone mines – the stone that built Bath". The lettering of the inscription has now been painted to aid and preserve its legibility.



Ralph Allen's stone mines memorial

Historic Towns Trust Map of Bath: £1,500

Bath's Roman archaeology and its Georgian architecture are well known and mapped, but the interesting period between is less well documented. The Historic Towns Trust is working with the Bath History Research Group to document Bath's lost Mediaeval, Tudor and Stuart streets as well as the familiar Georgian buildings. The WHSEF has contributed £1,500 towards the overall cost of £15,000 of this valuable project.

The Watchman's Sentry Box (Watch Box) by Melanie Gilbert-Smith and Prof. Barry Gilbertson: £634

Following the recent conservation of the Norfolk Crescent Watchman's Box, Melanie Gilbert-Smith, a member of the WHSEF Working Group, has written an informative Research Paper on Watchmen's Sentry Boxes (including this one) in association with Professor Barry Gilbertson. The Paper is available online on the Bath World Heritage website, and 100 paper copies have been printed.

Beckford's Tower Project: £5,000

Beckford's Tower, designed by Henry Edmund Goodridge for William Beckford, is currently on the Heritage At Risk register, due to problems with high level water ingress. A planned programme of major work includes essential conservation and remedial structural work. It will also improve public access to the Tower and its important story. The WHSEF grant will act as match-funding for a £3.5m award from the National Lottery Heritage Fund.

Norfolk Crescent Watchman's Box Conservation: Ironwork £528, Oak timbers £150

The first project undertaken by the WHSEF, in 2010, was the restoration of the dilapidated Watchman's Box in Norfolk Crescent. The stonework is still in good condition, but after more than ten years of weathering, the timber door was in need of some minor conservation work. The iron studs and hinges have been repaired and painted, and the oak planking cleaned and lightly oiled.



Watchman's Box Nfk Cres 7.08.22

WHSEF projects completed in 2022

- Tree guards, Stakes and Ties for Granville Road tree planting project.
- John Wood Family Tombs' Conservation.
- WHSEF Newsletters for 2018/19 and 2022.
- Sydney Buildings Replica Lampstands.
- Painting of Inscription on Firs Field Memorial.
- Historic Towns Trust Map of Bath.
- Norfolk Crescent Watchman's Box Conservation.
- Watchman's Sentry Box (Watch Box) by Melanie Gilbert-Smith and Prof. Barry Gilbertson.
- Beckford's Tower Project.

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

Bath Preservation Trust Museums Overview

It has been a really significant year for our museums. No. 1 Royal Crescent continues to showcase its immersive experiences and in 2022 we launched a new App that is being very well received, adding that extra layer of interpretation and detail for visitors wanting to delve deeper. We also launched new resources for neurodiverse visitors, including sensory bags, maps and stories, for which we are receiving positive and emotional feedback, conveying just how valuable these simple resources are for so many people, often making the difference between being able to visit, and not.

Beckford's Tower reached a huge milestone, receiving the Delivery Round grant from the National Lottery Heritage Fund that ensures the project can be completed. The project team worked very hard to ensure our success and we are excited to move into the build phase and deliver our shared ideas and plans. We are grateful to all funders that made this happen including Garfield Weston, Historic England, Steve Morant, Medlock Charitable Trust, Historic Houses Foundation, Pilgrim Trust and all of our donors and supporters. We have also established a new partnership with State of Trust, who are creating a dance and music performance of the novel 'Cane Warriors' by Alex Wheatle, about the rebellion that took place on plantations including one owned by Beckford. During Tacky's rebellion, many enslaved people from different plantations participated in a co-ordinated uprising and fought for their freedom, holding their position for a significant period of time. When it became clear they would lose, they chose suicide rather than a return to enslavement and this powerful story will be re-told through dance and music in various venues across Bath and Bristol thanks again, to the National Lottery Heritage Fund.

The Herschel Museum of Astronomy commemorated 200 years since the death of William Herschel with a new partnership with Slough Museum and Slough Library, also thanks to a National Lottery Heritage Grant. We worked with Bath Astronomers, The Royal Astronomical Society, Herschel Society, University of Bath, Percy Community Centre, members of the Herschel family and local artists and school children. Together we delivered exhibitions, trails, planetarium shows, craft workshops, astronomy sessions, new artwork commissions and opportunities for students and volunteers. Visitor income exceeded that of 2019, bucking the trend when compared to all other Bath museums.

As I prepare to leave BPT after six years in my role, I have very mixed feelings and there is much I will miss. I am very proud of the transformation of No. 1 Royal Crescent Museum, which is a testament to the way in which this incredible organisation didn't just survive the pandemic, but invested in change that will ensure it thrives for the long term. Seeing Beckford's Tower begin to reach its potential and having personally played a role in securing its future, is another achievement that I am grateful to have had the opportunity to contribute to. I also leave at a time when there is a clear vision for the Chapel and an exciting opportunity for transformation of the Herschel Museum of Astronomy, projects that I look forward to following with interest.

I have had the pleasure of working with an incredible team of people who create a positive, supportive and inspiring work environment that enables creativity and embraces change. I want to thank everyone for their support, commitment and hard work and wish BPT well as I move on to my new role with both excitement and sadness.

Claire Dixon



Facilities Management

No. 1

The exterior painting was done during the summer of 2022. Bad weather towards the end of the summer meant that the dormer windows on the top floor will be done in 2023. We hope to complete all the external painting on a 5-year cycle. The exposure of the building to the sun, wind and rain means that it cannot be left any longer than that, with the exception of the Upper Church Street side which is well protected.

As it is over 10 years since the Whole Story Project was completed the interior of the house is beginning to show signs of wear and tear so we are touching up the areas most in need. In March a new Eyemat was installed in the Withdrawing Room. Improvements in technology since the original was installed means that the colour match is much improved.

Beckford's Tower

Blocked gutters on the south east corner of the Tower led to more water ingress and emergency clearance by a skilled stonemason and ropewalker. Following damage to the pier walling and cap stone at the bottom of the steps leading to the Tower we now have a brand-new cap stone.

Herschel Museum of Astronomy

With the assistance of Herschel 200 grant money we were able to upgrade the lighting in the star vault and install dimmable LED spotlights to enable the lightbox installation to be displayed more effectively. Minor damage to the mural was expertly touched up by Violet Dahl.

The installation of the commemoration stone led to changes in the garden. Box blight had decimated the box hedges, which we replaced with dwarf euonymous along the sides and the seedhead sculpture has been relocated. The new arrangement makes the garden more accessible for star and solar gazing. The gallery roof continues to cause issues with both rain water ingress and condensation. Temporary repairs have been carried out, but plans to install a new roof system have been put on hold while feasibility studies are carried out.

Southcot Burial Ground

In April we took the difficult decision to fell two very large ash trees at Southcot Burial Ground. While they were magnificent trees they were badly infected with ash dieback disease and we were advised to take them down while they were still in a climbable condition. Both were probably self-seeded and one was very close to the retaining wall on Claverton Road causing concern about damage to the wall. When funds permit we hope to replace the tree on the east side with something smaller and native. The existing trees on the west side are flourishing with the extra light and are replacing the lost canopy.

While we mow the Burial Ground from May to September we generally approach gardening there with a light touch, leaving it as a haven for local wildlife. However, bindweed, brambles, sedge and nettles are a problem. This year Bath Good Gym have helped out approximately once a month with a group of volunteers either in the evening (when light permits) or at weekends. Their energy and enthusiasm has enabled us to keep the Burial Ground looking a lot better. The removal of some of the pernicious weed enables other wildflowers to thrive.

Training

As part of our ongoing training program we now have 30 members of staff across all Museums who have a first aid certificate. Nine members of staff have been trained in mental health awareness and two are trained mental health first aiders. Eight staff undertook a course in manual handling in 2022.

BPT Curatorial Overview

In 2022 we made several significant acquisitions for the museums that have helped us shape our ideas for the way we add to our collections going forwards. In February 2022 Beckford's Tower was successful in acquiring by auction the death bed portrait of William Beckford by Willes Maddox (1844). The picture had long been at the top of the Tower's acquisition list, and when the opportunity to purchase it came via auction at Christie's, we moved fast to put in place the funds required to make an auction acquisition. With support from the late Philip Hewat-Jaboor and advice from William Iselin, and generous financial support from V&A/ACE Purchase Grant, the Art Fund and personal donations, we were able to acquire the picture for £13,000. It was the first major acquisition for the Tower for several years and allowed us to have some very open and honest discussions with our funders about the ethics of acquiring Beckford objects in light of his collection having been originally paid for with profits from the transatlantic slave trade. This has helped us shape our Collections Development Policies across the four museums, which determine our future acquisitions through purchase, gift and loan.

Further Beckford acquisitions came in the summer of 2022 when the Tower was gifted thirty-one printed works once owned by Beckford from the Blavatnik-Honresfield Library through the generosity of the Friends of the National Libraries. The archives of Caroe & Partners Architects documenting their involvement with the structural restoration of the Tower in 1997-2000 were donated in June and have significantly added to our understanding of that previous project, and informed the current Our Tower conservation works. This donation was then swiftly followed by a substantial collection of research and archival material being generously donated to the Tower by Dr Bet McLeod, Beckford scholar and expert in the decorative art collections owned by Beckford and his son in law the 10th Duke of Hamilton. Such archival donations are greatly adding to the Tower archive and library collection as a research resource for anyone interested in William Beckford.

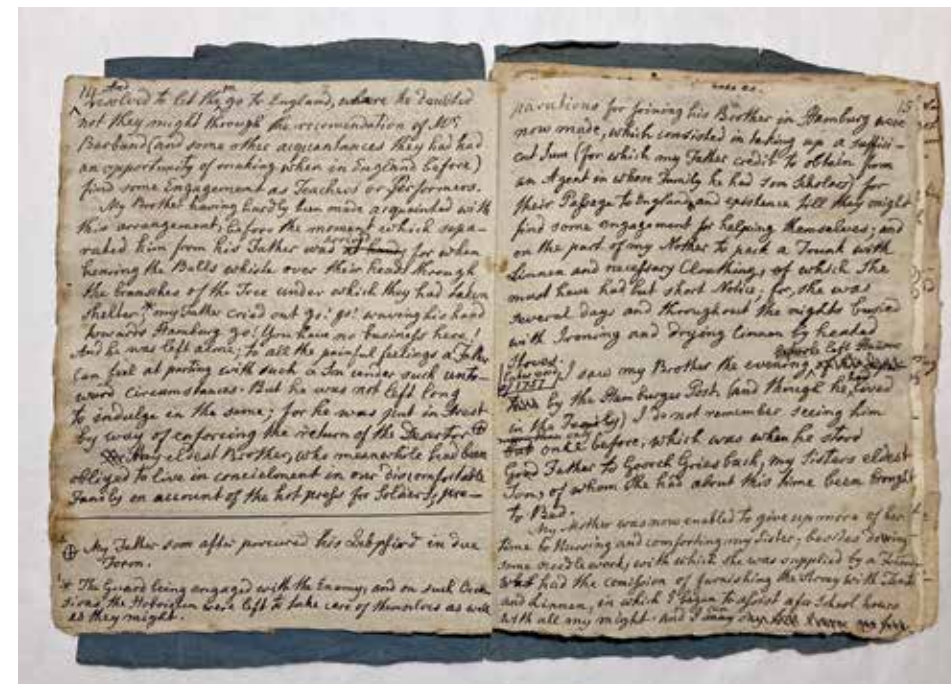


The death bed portrait of William Beckford by Willes Maddox (1844)

Another major acquisition came in the summer of 2022 when the Derek Gibson Bath Collection was generously donated by the beneficiaries of the late Dr Derek Gibson, assisted by Edward Bayntun-Coward. This collection of 252 printed books, prints and engravings make up one of the most extensive private collections on the history of Bath, and include first editions of every early key printed book on Bath including John Jones The Bathes of Bath (1572), Thomas Guidott's A Discourse of Bathe (1676) and every published book by John Wood the Elder. This collection will benefit our ability to interpret the history of the City across all our museums, and at No.1 Royal Crescent in particular. The gift also included the c.1770 Kirkman harpsichord on display in the Withdrawing Room at No.1 Royal Crescent.

The year drew to a close with a major acquisition for the Herschel Museum of Astronomy when the handwritten manuscript of part of Caroline Herschel's Memoir (c.1836) was successfully acquired for £108,000. Thanks to the generous support of National Heritage Memorial Fund (NHMF), ACE/V&A Purchase Grant Fund and Friends of the National Libraries and personal donations, the acquisition was made via Christie's Private Sales. It is a particularly important acquisition, as the Museum owns only one other item directly related to Caroline, and actively collecting items that can better interpret her story is a priority of the Herschel Museum's Collections Development Policy.

Acquisitions, whether by purchase, gift or loan, are carefully assessed by the curatorial team, and the conservation requirements, care and insurance implications are considered by the Museums & Education Committee before any significant acquisition takes place. That 2022 saw more acquisitions in a single year than the previous ten years combined shows the confidence we have in an active acquisitions programme, as well as the confidence grant funders place in our museums to support such collecting.



Caroline Herschel's memoir manuscript

No.1 Royal Crescent

2022 was a very positive year for No.1 Royal Crescent. We welcomed thousands of visitors and ended the year over our reforecast footfall and income. An excellent achievement at a difficult time for our industry.

The museum experience continued to develop with the introduction of a new QR code system allowing visitors to access more information about the rooms, interiors and collections on display. In addition to this we introduced a new interactive at the end of the immersive house tour that continues the narrative of the house's characters and provides games and quizzes for younger audiences, something our visitors had been asking for.

We expanded our offering for our neurodiverse visitors by introducing sensory maps and stories that can be downloaded before visiting, as well as sensory bags, which can be borrowed during a visit and contain resources and items to help make a visit more accessible for neurodiverse visitors.

We began to build up our programme in 2022, running events throughout the year. We were again involved with the city-wide Bath Festivals event "Party in the City", which saw performers playing intimate gigs in our Servants Hall. Later in the year we "partied like it was 1799" with an evening of Georgian-themed party games, dancing and punch.

Come December, we dressed the house for the festive period and ran our popular '12 Tales of a Georgian Christmas' immersive tour. A family of country mice came to visit, much to the delight of our younger visitors, who could search for them throughout the house. Our beautiful Christmas tree was back outside the Museum and this year it was kindly sponsored by our friends at Hawker Joinery. We welcomed back Santa and his elves and his grotto proved extremely popular with lots of children visiting. We also hosted a number of private Christmas parties in our Servant's Hall.

Shop

The shop at No.1 Royal Crescent has gone from strength to strength over the past year. We have grown and expanded our offering in all ranges, including our books, children's gifts and of course, the ever-popular Jane Austen range. We have introduced new products, including Bridgerton-themed books and gifts, books to engage young people with the Transatlantic Slave Trade and Black History, gifts celebrating women throughout history, and all things literary-inspired. We brought in temporary ranges to mark topical occasions, such as the Queen's Platinum Jubilee and to commemorate the royal accession.

Our Christmas shop was a huge hit, selling beautiful sustainable decorations, delicious Christmas drinks and preserves, and lots of great gift ideas. Our late-night shopping events meant there was plenty of extra time to pick up a gift in the run up to Christmas.

Shop revenue grew throughout the year and was consistently up on budget.

To round off a fantastic year for the shop in 2022, we were shortlisted for 'Shop of the Year' at the Museum + Heritage Awards, something we're incredibly proud of.

Our ranges will continue to grow, so don't forget to pay us a call!

The Countess of Huntingdon's Chapel

Our beloved Countess of Huntingdon's Chapel has been closed to the public since the COVID-19 pandemic, opening only for occasional events and to host somewhat chilly meetings – The Chapel stays wonderfully cool, even in mid-summer. The active use and occupation of any listed building is critical to its conservation, maintenance and repair. Yet two years on, and the building and the significant collection it contains; documenting townscape, landscape and change, remains under-used and provides conditions which do not meet visitor expectations. BPT purchased the Chapel with its 'revolving fund' for saving and restoring buildings in 1984 and it is safe to say we remain just as committed to securing its success and sustainable future.

So something has to change. We are in a time of transition towards net zero emissions and we need to make our hard-to-heat, highly significant listed building warm, low carbon, energy efficient, accessible, flexible, multifunctional and income generating. The mission before us is not an easy one. The Chapel, built in 1765, is the only example of consequential post-medieval Gothic architecture in Bath. Since the 18th century much has changed within the building, including installation of the 19th century lobbies and gallery we see today, plus museum adaptation works undertaken by BPT in the 1990s.

We have taken steps to assess what parts of the building could be adapted and retrofitted to support its reuse. We commissioned a feasibility study by James Grayley Architects which holistically considers a range of uses, improvements, interventions and necessary repairs. In particular it establishes and quantifies the benefits and consequences of ambitious retrofit works, to ensure long term environmental sustainability for the future. Central to this is the understanding of heritage significance and the sensitive management of change that is conservation.

BPT is in the early stages of developing a project plan and will be consulting on our vision and options for the building. First and foremost, the Chapel will be for learning, an accredited museum, and the home of BPT. It will be a unique, accessible multi-purpose centre, providing inclusive learning for people of all ages, and a hub through which to deliver our Advocacy and Campaigning work. In short, it will be a unique Grade II* listed building made fit for the future. Consultations will be taking place over the summer and details will be announced soon.



The Countess of Huntingdon's Chapel

Beckford's Tower and Museum

In 2022 we continued to work closely with cross-sections of our local community to ensure that our collections and displays are fully contextualised and sensitively interpreted. One such project has been the creation of a new textile banner with the help of one of our community partners BEMSCA. This hung in the Tower staircase until October 2022, when it was transferred to Fairfield House Young people from the Supplementary School's programme run by Bath Black Families Educational Support Group worked with artist Jacqueline Braithwaite to create artistic responses to the Tower and the story of William Beckford, which they then united together into the banner. A strong theme expressed throughout their artwork, and the discussions that led to them, was the inequality between the privileged life that Beckford led in contrast to the lives of the enslaved Africans that he held in ownership.

Throughout the year we surveyed hundreds of visitors for their feedback, which we will analyse and use to inform the new Museum experience and interpretation.

We ran free family events throughout 2022 including a biodiversity event for the Climate & Biodiversity Festival, and arts and crafts in the school holidays. Our Senior Curator Dr Amy Frost led two walks in Lansdown as part of the Bathscape Walking Festival.

A fundraising event at Fonthill House in May 2022 raised almost £8,000 towards the "Our Tower project.

In autumn 2022 we received the wonderful news that our funding application to the National Lottery Heritage Fund had been successful, meaning the long-anticipated regeneration project could go ahead. Since then the team has been hard at work preparing for one of the most significant refurbishment projects in the Tower's lifetime, certainly the most significant in the Museum's lifetime.

The Museum closed to the public in November 2022 in preparation for the work to begin, led by Museums Director Claire Dixon and Project Manager Michelle Williams.

We look forward to sharing updates with you as our Tower is transformed. Please email Michelle on mwilliams@bptrust.org.uk for information on how to get involved, or to join our "Our Tower" newsletter.



Beckford's Tower, captured by Andrew Wetherill

Herschel Museum of Astronomy

2022 marked 200 years since the death of William Herschel, an anniversary that we celebrated with a comprehensive programme of events and several new features, with the support of the National Lottery Heritage Fund.

We launched a brand new exhibition in the Museum's gallery, featuring some incredible artefacts on loan from The Royal Astronomical Society and Herschel Family Archive. The exhibition acknowledged the important contributions of those working with William, including his sister Caroline Herschel and brother Alexander Herschel. We installed a new light box in the star vault, created by artist Lynda Laird. The light box featured the stars identified by Caroline as part of her work to add to the Flamsteed Catalogue. We also launched two new trails for visitors to follow around the Museum. Social media followers and website visitors were invited to vote for their favourite objects which then featured in the trails.

Our Learning and Engagement team used the opportunity to boost their outreach into the local community, running a programme of brand-new family-friendly activities and trails, attracting and encouraging children and young people to engage with science and astronomy. Events included stargazing sessions with Bath Astronomers – a great opportunity for amateur astronomers to explore the skies, learn how to use a telescope and find out more about William and Caroline Herschel's discoveries. We also worked with nearby local primary school St Andrews, bringing artists into the classroom to work with the children and create a new artwork that is on display in the school.

We also collaborated on two new Herschel-themed walking maps which details places where the musical and astronomical family of Herschels lived and performed in Bath and the UK.

We teamed up with Slough Museum for the first time, to deliver a joint programme of workshops, activities and performances in Slough to celebrate the life and work of William Herschel, as well as the important role played by his sister Caroline Herschel.

We also worked in partnership with Percy Community Centre and the University of Bath, as well as several local libraries. We ran a programme of family workshops and activities including planetarium shows, free to enjoy for the families that used these locations.

On Thursday 25 August 2022, on the date of the 200th anniversary of William Herschel's death, we unveiled a new stonework for the garden. This commemorates the anniversary and marks the location where the planet Uranus was discovered, also acting as a level platform for telescopes in the garden. This aspect of our project enabled us to work with local artist-maker Iain Cotton and support an independent creator based in Bath.

Another exciting moment in the year came with the acquisition of Caroline Herschel's memoir manuscript. The memoir is one of just two original objects of Caroline's that we have in our collection (not including loans from other museums) so we are delighted to have it in our possession and are very thankful for the support of National Heritage Memorial Fund (NHMF), ACE/V&A Purchase Grant Fund, Friends of the National Libraries and private donors. The manuscript is now on display in the Music Room at the Museum.

Learning and Engagement

Schools

As we saw the gradual return of school groups to our museums, our learning team were able to deliver workshops at No.1 and the Herschel Museum. Although numbers of bookings have not yet reached pre-pandemic levels, the autumn term saw a big increase in interest so we are hopeful for the year ahead.

As part of the Herschel 200 project, we worked closely with the St Andrew's Church School. Every child was introduced to the story of the Herschels through workshops in the mobile The planetarium, kindly lent to us by the University of Bath. Through assemblies and workshops with two local artists and our learning team, the children created an amazing cyanotype artwork inspired by the Herschel family and their ongoing legacy.

"I really enjoyed learning about the blueprints. I've never done that sort of thing before and it's really interesting finding out about the different ways of doing photography. It made me think about how people lived before all these inventions and discoveries." Year 5 pupil, St Andrew's Church School

The planetarium also became part of our outreach programme, allowing us to reach schools who cannot easily access the Museum, even as far afield as Slough!



Herschel 200 School Project



Planetarium

Families

We were able to fully return to family craft sessions in the museums this year. During each school holiday, families were invited to be inspired by the collection at No.1 and get creative. We made everything from bookmarks to patch boxes and even decorated plates.

At the Herschel Museum, not one but three new trails were created for families. Thanks to the work of two interns from Bath Spa University, our Herschel 200 exhibition was made more accessible to children with the Secret Letters trail.

The main museum trail was also in need of a re-vamp and following a public vote the Top 10 Treasures trail was launched, aimed at children, highlighting those objects our visitors find the most inspiring. Adults weren't left out either as an additional digital trail was made, giving more detailed information and background to the objects in the Top 10 Treasures trail.

At Beckford's Tower, the team continued to engage with new audiences, encouraging people to both visit the Tower and enjoy the surrounding Landscape. Families enjoyed meeting Detective Dabbs and discovering the collection in an interactive workshop. The Easter bunny trail was a huge success, and the staff certainly enjoyed getting creative themselves painting the bunnies!



Easter bunnies at Beckford's Tower

Communities

As part of the Herschel 200 project, we were able to take the mobile planetarium dome 'on tour' and engage with members of the community who might not visit the Museum. As well as space discovery sessions at Percy Community Centre, supported fantastically by the Bath Astronomers, we were also invited to take the dome into 3 local libraries for story-telling sessions. These events, linking perfectly with the Summer Reading Challenge theme of Gadgeteers, proved an overwhelming success.

"It was different from anything I've seen before. It was unusual and I really enjoyed it." Visitor to the Planetarium at Midsomer Norton Library

The majority of our community engagement was run by the Beckford's Tower team. We were delighted to continue with the Pathways to Wellbeing partnership again, running wellbeing workshops inspired by our collection, and it was fantastic to be able to run these sessions in person.

Volunteers

We would like to thank all of the volunteers who work across all aspects of our organisation. Whether acting as Trustees or advisors, providing great visitor experiences in our museums, helping with our inspiring and creative learning programme, developing our understanding of the archives, participating in the Beckford project or helping behind the scenes to ensure our places are looked after, all contributions are valued and appreciated.

We are particularly grateful to our Architecture Planning & Place and Environs Committee advisors who have continued to support BPT by attending monthly meetings (online for another year) and engaging in many issues impacting the City and its landscape setting.

Museums Marketing and Social Media

In 2022 Mary Stringer joined us as Marketing and Communications Manager, supported by Megan Lund our new Admin and Communications Assistant.

A new marketing plan and schedule ensures strategic regular output which continues to reach our traditional audiences whilst also targeting new demographics. Our marketing approach is now multi-faceted, covering the website, SEO, PPC, PR, social media, email marketing, award entries and partnerships. The entire BPT team is regularly invited to share photos and ideas, resulting in plenty of shareable content, and ensuring that everyone feels invested with the new strategy. A new TikTok account for No.1 Royal Crescent is generating lots of interest and engagement, and proactive influencer outreach has resulted in plenty of third-party content for No.1 Royal Crescent and the Herschel Museum. Social media adverts are driving rigorous follower growth and website visits. New Google adverts are also helping to boost web traffic. We are nurturing our partnerships with Visit Bath and Total Guide to Bath to secure the best possible marketing support, and as a result we featured in several blog posts, email newsletters and social posts in 2022.

We introduced a new monthly reporting system to measure results and we are pleased to report a significant uptick in all key performance indicators including website visits, social media followers, and database growth. No.1 and the Herschel's social followings have increased by 33% and 35% respectively, whilst website referrals from social media have increased by 226% and 143%. Social media engagement for each museum has increased by 225% and 303% respectively.



Above: No.1 Royal Crescent's Instagram feed

Left: The new Georgrope experience



Members trip to The Newt

Membership and Trust Events

We were pleased to see an excellent turnout at our Chairman's Drinks event at No. 1 Royal Crescent in April, where many members were able to hear from and meet our CEO, Alex Sherman. It was an opportunity for members to come together after a prolonged period of difficulties during the pandemic. We were, and continue to be, grateful to our members for their support, enthusiasm, and patience as we began building back up our membership events programme.

In November we had the pleasure of taking a group of members on a much-anticipated trip to The Newt in Somerset, where we enjoyed private guided walks of the garden, experienced the newly opened Ancient Roman archaeological site, explored Villa Ventotenum – the Estate's reimagined Roman villa – and enjoyed the opportunity to catch up over a delicious lunch. We were overwhelmed with the positive feedback from members who really enjoyed this experience, and the reinstatement of our members trips. To enhance our offering to members, we are continuing to develop and expand our membership events programme for 2023, with a trip, two lectures, and a walk already planned – and more to come! Please keep an eye on our website for event details, or email events@bptrust.org.uk.

Overview of the Trust's Finances for the Year

Diane Aderyn, Chair, Finance Committee

I finished my report last year by saying that the coming year would be one of continuing uncertainty from the impact of rising inflation and the instability resulting from the war in Ukraine. In addition to these factors, it became apparent early in the year that the tourism and leisure sector was still heavily affected by the pandemic. BPT benefitted from generous support from the National Lottery Heritage Fund (NLHF) in 2020/21 and 2021/22 and started 2022 with a refreshed visitor experience at No.1 Royal Crescent Museum and robust reserves to cope with the challenges ahead.

Despite the cost-of-living pressure on visitors' budgets, our museums performed well in comparison to other attractions in the region: No. 1 Royal Crescent Museum achieved 91% of 2019 admission income and its renewed gift shop exceeded 2019 sales by 28%. The Herschel Museum was particularly successful; with a series of Lottery funded activities to mark the 200th anniversary of William Herschel's death, its total admissions income exceeded pre-pandemic levels by 16%. Beckford's Tower Museum opened on weekends and bank holidays between March and September, attracting reasonable visitor numbers before closing in preparation of the works for the 'Our Tower' project.

A highlight of the year has been the approval of our application to the NLHF for £3,078,093 of funding to complete the 'Our Tower' project at Beckford's Tower. Work commenced in September 2022 and will continue until early 2024. This grant will secure the future of Beckford's Tower through a comprehensive conservation programme for the Tower, opening up the lost landscape in which it sits and transforming the Museum with new exhibition spaces and improved interpretation of the complex life of William Beckford. We are very grateful for the support from the NLHF and the numerous other funding bodies and individuals which has made this project possible.

2022/23 has seen the acquisition of some outstanding heritage assets across BPT's museums which will enable new opportunities for temporary exhibitions, research and learning and other activities to raise new income: BPT received a generous bequest of a collection of books, a harpsichord and a folio stand from the estate of Dr Derek Gibson; BTT purchased at auction a portrait of William Beckford on his deathbed and received a series of books related to William Beckford from the Blavatnik Honresfield Library; HHT acquired Caroline Herschel's visitors book and manuscript.

Once again, I should like to thank the staff of BPT who have delivered an exceptional visitor experience and a high profile for BPT in responding to planning and development activity in Bath, and in particular the finance staff, led by Paola Lanciani, who have managed BPT's finances so professionally throughout the year.

The outlook for 2023 is one of continuing high inflation and economic instability and we remain cautious about any significant growth in visitor numbers. In 2022 we invested in the shop at No. 1 Royal Crescent which has yielded impressive results and we will be focusing on similar targeted investment to make better use of BPT's impressive assets.

Detailed Financial and Operational review

Total Unrestricted income for the year before investment income was £813,202, an increase of £324,993 from 2021/22, largely due to increased activities at our museums.

- Museum income was £603,573, an increase of £298,198 compared with the previous year.
- Income from trading activities was £122,733 (prior year: £45,483). This relates mainly to sales in

the shop at No. 1 Royal Crescent (£90,731) and also to income from filming at No. 1 (£18,383) and weddings at Beckford's Tower.

- Grants, donations and legacies were £72,359 for the year (prior year: £126,538, including £102,990 of coronavirus business support grants) and included an anticipated residuary legacy to the Herschel House Trust from the Estate of Ms. Revle Primrose Barron of £50,000.

Total Unrestricted expenditure for the year was £865,970, an increase of £692,840 from 2021/22, when most of the expenditure was funded by NLHF Culture Recovery (CRF) grants.

- Unrestricted pay expenditure was £523,965 for the year (compared with £92,844 in 2021/22), with a further £147,025 met from restricted funds (prior year: £415,831). This represents an increase in total salary expenditure of £162,315 (32%), which is the combined effect of an increase in the workforce to support the increased activity in museums and trading, a vacancy in the CEO post for part of 2021/22, a review of salary levels to more closely align with those paid in comparable institutions and a c.7% pay award in April 2022 in response to cost of living pressures after two years of low or nil pay awards.
- Unrestricted non-pay expenditure increased by £261,719 from 2021/22, having reduced by £332,516 in the two years 2020/21 and 2021/22. This largely reflects expenditure that was met by the NLHF CRF grants in the previous years. Some £87,000 of expenditure continued to be met from these grants in 2022/23.

Income from investments for the year was £96,076, comprising £85,745 of rental income and £10,331 of investment income and bank interest (prior year: £82,670 and £12,561, respectively).

Within Restricted Funds, income of £3,787,052 included:

- £285,175 of additions to museum exhibits, listed in Note 2 in the Summary Financial Information.
- £3,276,031 of NLHF funding towards the 'Our Tower' project (prior year: £172,676); this includes accrued income of £2,997,429 that will be paid by the Lottery in the coming months.
- 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 (in addition to £30,355 received in the prior year).

Expenditure from Restricted Funds of £516,577 included:

- World Heritage Site Enhancement Fund expenditure of £20,994 (prior year: £21,695), including £5,000 from BPT.
- NLHF CRF grant funding of £87,403 for non-pay costs (prior year: £1,167,230, funding pay and non-pay costs).
- £329,539 expenditure on the 'Our Tower' project (prior year: £211,161).

During 2022, investment markets have been heavily affected by the supply chain issues experienced throughout the world, a tight labour market and the impact of the war in Ukraine and investments decreased in value throughout 2022/23, finishing the year with a loss of £24,887 (3%) (prior year: £52,771 gain).

Unrestricted Funds increased by £21,468 and Restricted Funds by £3,277,580 (largely as a result of the accrued income for the 'Our Tower' grant). Endowment Funds reduced by £5,152 reflecting the fall in investment values over the year. As a result, total funds at the end of the year increased by £3,293,896 to £6,659,587. These will reduce over the next 18 months as expenditure on the works at Beckford's Tower is incurred. The Unrestricted reserves of BPT are shown in detail in Note 6 along with a summary of the reserves policies of the Trust and its subsidiaries.

The Bath Preservation Trust Limited and its Subsidiaries

Summary Financial Information for the Year Ended 31 January 2023

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 2023, 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 45 to 54 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 2023, 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 2023 which were approved by the Trustees on 16 June 2023 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 BPT.

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 2023 (£)	Total 2022 (£)
<i>* see note</i>							
Unrestricted Funds:							
Income & endowments before investment income:							
Museums – admissions	512,220	7,625	71,207	591,052	–	591,052	292,888
Museums – other income	9,708	218	2,595	12,521	–	12,521	12,487
Museums – trading income	111,571	2,644	8,518	122,733	–	122,733	45,483
Friends' membership schemes	14,537	–	–	14,537	–	14,537	10,813
Grants, donations and legacies	18,273	–	54,086	72,359	–	72,359	126,538
Total income & endowments before investment income	666,309	10,487	136,406	813,202	–	813,202	488,209
Expenditure on operations:							
Salaries (Unrestricted Funds)	479,340	6,067	38,558	523,965	–	523,965	92,844
Shop purchases and other costs of generating funds	46,878	461	6,082	53,421	–	53,421	24,166
Rental property and investment management costs	12,961	–	2,736	15,697	–	15,697	21,925
Premises costs (incl. depreciation)	101,489	3,256	15,287	120,032	–	120,032	104,289
Costs of Museum opening	65,653	878	6,586	73,117	–	73,117	28,853
Administration and other costs	57,830	2,846	2,915	63,591	–	63,591	42,166
Governance – audit	10,230	457	2,640	13,327	–	13,327	9,123
Running costs met from NLHF grants	–	(2,180)	–	(2,180)	–	(2,180)	(155,236)
8 Trust contribution to WHSEF	5,000	–	–	5,000	5,000	–	–
Total expenditure	779,381	11,785	74,804	865,970	5,000	860,970	168,130
Net income / (expenditure) for the year before investment income	(113,072)	(1,298)	61,602	(52,768)	5,000	(47,768)	320,079
Investment income							
Rental income	51,377	15,198	19,170	85,745	–	85,745	82,670
Dividends and interest	2,042	5,422	2,867	10,331	–	10,331	12,561
Net income / (expenditure) for the year after investment income	(59,653)	19,322	83,639	43,308	5,000	48,308	415,310
Restricted Funds:							
8 Income	–	–	–	–	3,787,052	3,787,052	1,323,062
8 Expenditure	–	–	–	–	(516,577)	(516,577)	(1,449,138)
Net income / (expenditure) before investment gains	(59,653)	19,322	83,639	43,308	3,275,475	3,318,783	289,234
4 Investment gains	(10,889)	(3,968)	(4,878)	(19,735)	(5,152)	(24,887)	52,771
Net income / (expenditure) after investment gains / (losses)	(70,542)	15,354	78,761	23,573	3,270,323	3,293,896	342,005
Transfers between funds	–	–	(2,105)	(2,105)	2,105	–	–
Total movement in funds	(70,542)	15,354	76,656	21,468	3,272,428	3,293,896	342,005
Fund balances brought forward	1,660,815	224,795	233,086	2,118,696	1,246,995	3,365,691	3,023,686
Fund balances carried forward	1,590,273	240,149	309,742	2,140,164	4,519,423	6,659,587	3,365,691

Assets, Liabilities and Funds

* See note

	Bath Preservation Trust (incl No. 1 RC (Bath) Ltd) (£)	Beckford Tower Trust (£)	Herschel House Trust (£)	Totals at 31 January 2023 (£)	Totals at 31 January 2022 (£)
Fixed Assets					
Tangible fixed assets:					
1 Freehold land and buildings	774,969	80,312	–	855,281	855,281
2 Museum exhibits	191,208	418,231	158,634	768,073	482,898
3 Other tangible fixed assets	13,296	–	–	13,296	17,879
4 Investments	526,157	179,874	96,214	802,245	827,215
	1,505,630	678,417	254,848	2,438,895	2,183,273
Current Assets					
Shop stock for resale	30,708	156	2,881	33,745	12,140
Debtors	21,541	3,006,345	56,595	3,084,481	251,980
Bank balances	774,572	358,798	160,298	1,293,668	1,140,281
	826,821	3,365,299	219,774	4,411,894	1,404,401
5 Creditors: falling due within one year	(116,644)	(40,351)	(10,040)	(167,035)	(187,816)
Net current assets	710,177	3,324,948	209,734	4,244,859	1,216,585
5 Creditors: falling due in more than one year	(24,167)	–	–	(24,167)	(34,167)
Total assets less liabilities	2,191,640	4,003,365	464,582	6,659,587	3,365,691
Unrestricted funds					
Designated: invested in property	542,978	–	–	542,978	542,978
Designated: future maintenance	190,878	214,549	257,742	663,169	571,159
Designated: Carl and Jeanette Mays fund	112,045	–	–	112,045	113,712
Designated: future loss of income	219,524	–	52,000	271,524	271,524
Designated: operating costs	–	25,600	–	25,600	25,600
Undesignated: free reserves	524,848	–	–	524,848	593,723
6 Total unrestricted funds	1,590,273	240,149	309,742	2,140,164	2,118,696
7 Capital – Permanent Endowment Fund	231,991	100,590	–	332,581	337,733
8 Restricted funds	369,376	3,662,626	154,840	4,186,842	909,262
Total funds	2,191,640	4,003,365	464,582	6,659,587	3,365,691

Notes

1. Freehold Land and Buildings

The freehold property at No 1 Royal Crescent was gifted to BPT in 1968; 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; the remainder being rented out as office space to tenants.

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 twentyfive years.

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.

As part of the agreement for National Lottery Heritage Fund support for the 'Our Tower' project, the Discovering and reconnecting *Beckford's Tower and Landscape project*, the National Heritage Memorial Fund will take a charge over The Beckford Tower which will be discharged after twenty-five years.

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

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.

2. Museum Exhibits

Donated heritage assets are recorded at deemed cost at the date of acquisition, which may be established by a probate value or a formal valuation, where applicable and reasonably obtainable.

Heritage assets costing £1,000 or above purchased by BPT since 2013 are recorded at cost.

These assets are not depreciated as they are deemed to have indefinite lives and are reviewed annually for any impairment. They are intended to be held as permanent additions to the collections. It is the Trust's policy not to revalue heritage assets once capitalised as undertaking valuations at a sufficient frequency for them to remain current would incur disproportionate cost.

Acquisitions during the year totalled £285,175 and comprised:

Bath Preservation Trust

A bequest from Dr Derek Gibson comprising a harpsicord (on loan to the Bath Preservation Trust since 2012), a collection of books and prints related to the building of Bath and a George III mahogany folio stand (valuation £144,775).

Beckford Tower Trust

A portrait of William Beckford on his deathbed, painted for his daughter Susan, Duchess of Hamilton, acquired at auction (cost £13,000).

A donation of 35 books, formerly from William Beckford's library, made to the Beckford Tower Trust by the Friends of the National Libraries as part of the distribution of the Blavatnik Honresfield Library (valuation £13,400).

Herschel House Trust

57 pages of autograph manuscript draft for Caroline Herschel's memoirs describing her childhood in Hanover and early years in Bath (cost £108,000).

A visitors book compiled by Caroline from the mid-1780s and listing over 100 names of people who came to look through William Herschel's telescopes, including the King and Queen. It has been on loan to the Herschel House Trust since 1996 (cost £6,000).

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. During the year, £19,950 was spent on the purchase of an interactive visitor experience for the Servants' Hall at No.1 Royal Crescent.

4. Investments

	Bath Preservation Trust (incl No. 1 RC) (£)	Beckford Tower Trust (£)	Herschel House Trust (£)	Totals at 31 January 2023 (£)	Totals to 31 January 2022 (£)
Valuation: at beginning of the year	537,037	189,086	101,092	827,215	774,023
Funds deposited in the year	9	(92)	–	(83)	6,534
Investment management fees	–	–	–	–	(6,113)
Surplus arising on revaluation	(10,889)	(9,120)	(4,878)	(24,887)	52,771
Valuation: at end of the year	526,157	179,874	96,214	802,245	827,215

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 5 years and interest is charged at a fixed rate of 2.5% 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	26,152	–	(26,152)	–	103	103
Beckford Tower Trust	19,322	(3,968)	–	15,354	224,795	240,149
Herschel House Trust	83,639	(4,878)	(2,105)	76,656	233,086	309,742
Retained in subsidiaries	129,113	(8,846)	(28,257)	92,010	457,984	549,994
Bath Preservation Trust	(85,805)	(10,889)	26,152	(70,542)	1,660,712	1,590,170
	43,308	(19,735)	(2,105)	21,468	2,118,696	2,140,164

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 unrestricted (£)
No. 1 Royal Crescent (Bath) Ltd	–	–	–	–	–	–	103	103
Beckford Tower Trust	–	214,549	–	25,600	–	240,149	–	240,149
Herschel House Trust	–	257,742	52,000	–	–	309,742	–	309,742
Retained in subsidiaries	–	472,291	52,000	25,600	–	549,891	103	549,994
Bath Preservation Trust	542,978	190,878	219,524	–	112,045	1,065,425	524,745	1,590,170
	542,978	663,169	271,524	25,600	112,045	1,615,316	524,848	2,140,164

Invested in Property

This reserve represents the cost of the Countess of Huntingdon's Chapel which was purchased by the Trust in 1985.

Future Maintenance

No 1 Royal Crescent is a Grade I Listed Building and the Countess of Huntingdon's Chapel is a Grade II* Listed Building and as such have significant ongoing maintenance needs. Therefore, Trustees have designated a significant further reserve for the essential medium and longer term maintenance based on the results of the 2016 Quinquennial survey.

At The Beckford Tower Trust and Herschel House Trust, the current level of unrestricted funds may not be sufficient to meet all future maintenance requirements. In order to reach a position where maintenance requirements do not exceed available capital, any unrestricted windfalls (legacies, gifts etc.) should pass to designated reserves if appropriate. In 2023, the unrestricted surplus of £15,354 in Beckford Tower Trust and of £76,656 in Herschel House Trust was transferred to the future maintenance fund.

Future loss of income and Operating Costs

As an organisation not in receipt of regular statutory funding and currently very dependent on a source of income (museum admissions) that is capable of being heavily affected by factors outside BPT's control, the Trustees believe that building up a fund is the appropriate response in order to secure the long term future of BPT. Therefore, they believe that the optimum level of reserves should be:

- in Bath Preservation Trust, sufficient to cover the impact of a loss of fifty percent of annual income;
- in Beckford Tower Trust, equivalent to ten months' operational costs (a normal opening season): and
- in Herschel House Trust, sufficient to cover the impact of a loss of fifty percent of annual income.

We have allocated a proportion of unrestricted reserves accordingly.

Carl and Jeanette Mays Legacy

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.

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.

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
	Gibson Collection	144,775	-	-	144,775	-	144,775
	Bath in Time	-	-	-	-	3,764	3,764
Other Assets	MoBA Display Cases	-	-	(5,757)	(5,757)	5,757	-
	<i>The Whole Story</i> project	-	-	-	-	8,294	8,294
	NLHF grant assets	-	-	(6,755)	(6,755)	6,755	-
Activities	World Heritage Site Enhancement Fund	20,150	5,000	(20,994)	4,156	58,085	62,241
	Donations for Education	-	-	-	-	1,685	1,685
	B&NES	4,000	-	(2,250)	1,750	13	1,763
	NLHF CRF grant	-	-	(85,570)	(85,570)	180,121	94,551
	Other grants & funding received	-	-	-	-	26,143	26,143
		168,925	5,000	(121,326)	52,599	316,777	369,376
Beckford Tower Trust							
Museum Exhibits	Cabinet	-	-	-	-	64,000	64,000
	Coffer	-	-	-	-	324,000	324,000
	Beckford book/letters	-	-	-	-	3,831	3,831
	Beckford portrait	13,000	-	-	13,000	-	13,000
	Blavatnik Honresfield Library books	13,400	-	-	13,400	-	13,400
Other Assets	The Paddocks	-	-	-	-	80,312	80,312
	Rimington Legacy	-	-	-	-	49,916	49,916
Activities	<i>Our Tower</i> NLHF project	3,276,031	-	(298,228)	2,977,803	(32,993)	2,944,810
	<i>Our Tower</i> other funds	161,577	-	(31,311)	130,266	35,724	165,990
	B&NES	1,000	-	-	1,000	66	1,066
	NLHF CRF grants	1,338	-	(1,338)	-	-	-
	Other grants	6,917	-	(5,041)	1,876	425	2,301
		3,473,263	-	(335,918)	3,137,345	525,281	3,662,626
Herschel House Trust							
Museum Exhibits	Letter from Sir Joseph Banks	-	-	-	-	1,100	1,100
	Letter from Nevil Maskelyne	-	-	-	-	1,525	1,525
	Dudley Adams globes	-	-	-	-	18,700	18,700
	18th century guitar	-	-	-	-	2,500	2,500
	Caroline Herschel manuscript	107,015	1,105	(120)	108,000	-	108,000
	Caroline Herschel visitors' book	5,000	1,000	-	6,000	-	6,000
Other Assets	Display cases	-	-	(1,164)	(1,164)	1,164	-
	Royal Astronomical Society	-	-	-	-	8,954	8,954
Activities	Spark Grant	-	-	-	-	98	98
	NLHF CRF grants	494	-	(494)	-	-	-
	NLHF Herschel 200	30,355	-	(56,311)	(25,956)	30,355	4,399
	Other grants	2,000	-	(1,244)	756	2,808	3,564
		144,864	2,105	(59,333)	87,636	67,204	154,840
Totals for the year		3,787,052	7,105	(516,577)	3,277,580	909,262	4,186,842

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.
- **The Gibson collection** – This was a bequest by Dr Derek Gibson in 2022/23. The collection comprises a harpsicord (on loan to the Bath Preservation Trust since 2012), a collection of books and prints related to the building of Bath and a George III mahogany folio stand.
- **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 grant assets** – this fund represents capital assets purchased from NLHF Emergency and Culture Recovery Fund for Heritage grants.

Operating activities:

- **World Heritage Site Enhancement Fund** – This fund is a partnership of the World Heritage Site Steering Group, B&NES Council and BPT with the aim of initiating and supporting minor enhancements to Bath's Heritage. The closing balance of £62,241 has been largely 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.
- **B&NES** – these grants are towards the cost of exhibitions.
- **NLHF CRF grants** – this represents the funding received under the NLHF Culture Recovery Fund for Heritage grants that was allocated to costs that will be incurred after the end date of the grant.
- **Other grants & 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 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.
- In the current year, a portrait of William Beckford on his deathbed, painted for his daughter Susan, Duchess of Hamilton, was acquired at auction and was funded by grants from the Arts Council England/V&A Purchase Grant Fund, the Art Fund, private donations and a small amount from the Trust's reserves. In addition, the Trust received a donation of 35 books, formerly from William Beckford's library, from the Friends of the National Libraries as part of the distribution of the Blavatnik Honresfield Library.

Other Assets

The Paddocks are 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 BPT in operating the 'Beckford Provisions', which ensure that some public access to the Fonthill Estate is guaranteed into the future. In 2022/23, there was no expenditure because other organised access was provided for the public by the current owners of Fonthill at no cost to the Trust.
- **'Our Tower' NLHF Project** – This is a grant received from the National Lottery Heritage Fund (NLHF) for the '*Our Tower*' *Discovering and reconnecting Beckford's Tower and Landscape*, a major project to restore the Tower and its landscape and to increase public engagement with its activities. The grant is in two stages: the Development stage, for which a grant of £422,000 was received, commenced in February 2020 and finished in May 2022, having been delayed by the Covid pandemic. The Delivery phase started in September 2022 and is due to finish in June 2024. The NLHF grant for this phase of the project is £3,078,093 and this has been included as income in 2022/23, with £2,997,429 outstanding as accrued income within debtors at 31 January 2023.
- **'Our Tower' other funds** – These are donations received towards the '*Our Tower*' *Discovering and reconnecting Beckford's Tower and Landscape* project which will be used, inter alia, to fund any costs not recoverable from the NLHF.
- **NLHF CRF grants** – This represents costs that were met from the NLHF Culture Recovery Fund grants held by BPT.

The Herschel House Trust

Museum exhibits – This consists of heritage assets purchased for display in the Museum. During the year, the Trust acquired 57 pages in Caroline Herschel's manuscript of a draft for her memoirs, funded by grants from the National Heritage Memorial Fund, Arts Council England/V&A Purchase Grant Fund, and the Friends of the National Libraries, together with private donations and a small amount from the Trust's reserves. The pages cover her childhood in Hanover and her early years in Bath. In addition, the Trust was able to purchase Caroline's visitors' book, which had been on loan to the Museum since 1996. This acquisition was funded by a grant from the Friends of the National Libraries and a small amount from the Trust's reserves.

Operating activities

- **The 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 costs that were met from the NLHF Culture Recovery Fund for Heritage grants held by BPT.
- **NLHF Herschel 200** – this is a £60,710 grant from the NLF 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. The income received during the year was a grant received from B&NES contributing towards the cost of exhibitions.

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 £1,467.





**BATH
PRESERVATION
TRUST**

We are a membership organisation
and a registered charity

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