

**Bath & North East
Somerset Council**

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Neighbourhood Portion of
Community Infrastructure Levy (CIL) for Bath

PROJECT EXPRESSION OF INTEREST
AND APPLICATION FOR FUNDING FORM

SECTION 1: FOR COMPLETION BY THE PROJECT APPLICANT

1 Applicant details

Name	Christina Hilsenrath, Chair Friends of Bath Jewish Burial Ground
Organisation	Friends of Bath Jewish Burial Ground We are a Community Interest Company (Company Number 9696558) with the following objectives: <ul style="list-style-type: none">• to restore, preserve and maintain the Bath Jewish Burial Ground• to research, record and foster an interest and understanding of the Jewish Heritage of Bath.
Phone number	
E-mail address	

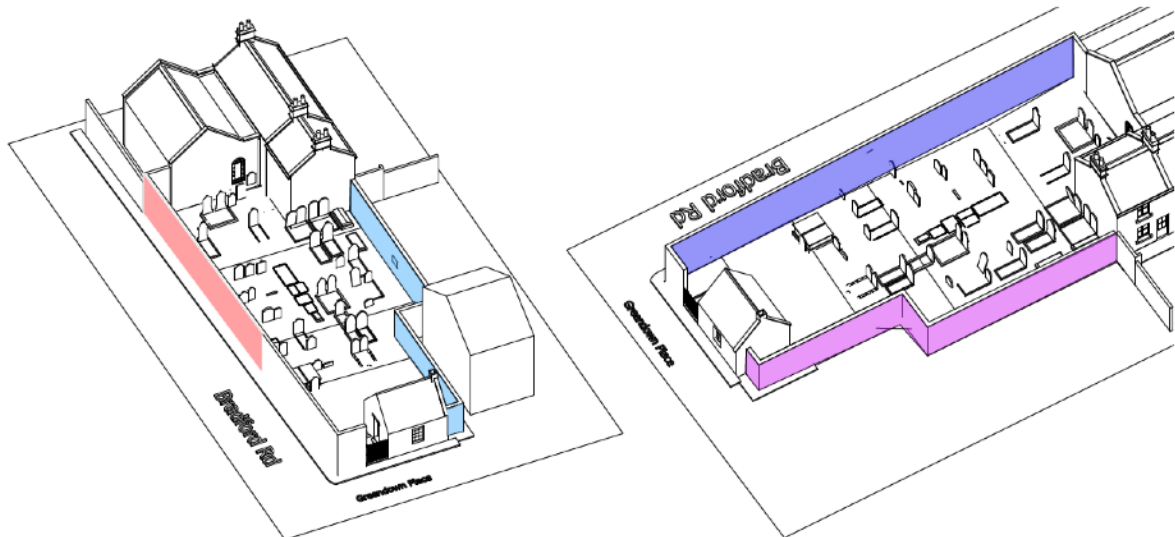
2 Project details

2.1 Have you or your organisation previously applied for funding from Neighbourhood Portion of Community Infrastructure Levy (CIL) for Bath

No

2.2 Description of your project – including your outcomes and objectives (maximum 300 words)

To re-point and repair part of the external face of the Bradford Rd boundary wall of the Jewish Burial Ground, Combe Down, BA2 5DD. The Grade II listed Burial Ground is a unique part of the City's history and the only remaining site of Bath's Jewish heritage. Dating from 1812, it occupies a rectangular site running 13m north-south and 30m east-west along Bradford Road. It is surrounded by tall (approx. 2.5m) rubble stone walls on the north, west and south, and accessed via iron gates that open onto Greendown Place.



- Area A: facing Bradford Rd
- Area B: inside wall of Area A
- Area C: South wall and Greendown Place wall
- Area D: external south wall

Bath Jewish Burial Ground
Wall repairs section

v1.0 Nov 2020

The boundary wall indicated Area A borders Bradford Road. A file in Bath Record office (BC/8/8/11/120) details the then Bath City Council's contractor's failed repairs to this section. Briefly, the boundary wall was repaired in 1990 by the Director of Property and Engineering Services, funded from the capital conservation budget. The repairs failed due to subcontractor error and further damaged the wall. Following complaints, in 1995 the Council fixed battens and galvanised wire to the wall as a temporary measure to stop material falling on to the pavement. In 1996 the Environment Committee agreed to repair the wall but the work was never carried out.

In 2018, the Friends were able to re-point and repair a 10m section of the wall. The remaining 20m with its wire mesh and battens is in very poor condition with dislodged debris loosely held by the 25 year-old mesh. We can say with certainty that this will eventually fail, bringing debris and stones onto the pavement, potentially at sudden and unexpected risk to pedestrians.



Local residents will benefit significantly from this project which will deliver a visible improvement to the local infrastructure and improved safety for pedestrians. The residents of Bath will benefit from a long-term contribution towards the conservation of this historical site commemorating Bath's hidden diversity.

2.3 Reasons for supporting this project (maximum 300 words)

1 The Council bears some responsibility for the state of the Bradford Rd boundary wall following the failed repairs carried out by Bath City Council's contractors as detailed in 2.2 above.

2 There is increased risk that the remaining 25 year old temporary repairs will fail and cause a hazard to pedestrians. Covid means that we are all walking more and our pavements need to be safe. The pavement is used daily by many parents and children on their way to Combe Down and Ralph Allen schools.

3 The wall is directly opposite the new Mulberry Park development. Since the construction of the new roundabout the decaying wall is much more apparent, in making the neighbourhood look neglected and run down.

4 The project has demonstrable support from the local community.

5 Much of Bath's Georgian heritage is well known and capable of attracting high profile funding. By contrast, sites such as the Jewish Burial Ground which celebrate Bath's forgotten diverse heritage are rarely recognised or funded. The Friends are a small group of committed volunteers, legally entrusted with the maintenance and conservation of the site. We have a three-year programme of repair and conservation (see 2.4 below). A few years ago the Friends raised enough money to repair about 10m of the boundary wall, but there has never been enough to mend the rest which now is in really poor condition. In the current crisis many funding bodies have restricted funding or are not accepting new applications. This has made it impossible for us to raise funds for the wall. The use of CIL funds will therefore make a visible contribution to the restoration and conservation of a small unique heritage site.

6 The project has clear outcomes, will make an immediate impact and is straightforward to deliver.

2.4 Is this a new project or does this project link into an existing project? (include a breakdown of how you plan to allocate the funding)

The Friends are a small group of committed volunteers

www.bathjewishburialground.org.

The Friends have a three-year capital conservation and repair programme as follows:

Phase 1: 2020

1: Employ conservation architect to update 2012 specifications. Funded by donations.

2. Restore rare chest tomb which was collapsing. Completed. Funded by grant from the Leche Trust



3. Restore the entrance gates to improve security. Completed. Funded by grant from the Leche Trust



4. Improve physical access so more people can visit. Completed. Funded by grant from Combe Down Heritage Society



5. Restore 20 headstones that are in a fragile condition. To be undertaken April 2021. Funded by grant from the World Heritage Enhancement Fund.

6. Repointing of internal sections of boundary walls: application to Co-op Community Fund to train up to 12 local unemployed / isolated people to repoint the walls. (*Note: we were selected for the Fund but were unable to proceed because of Covid. We hope it will be possible to revive this scheme in 2022 when restrictions are eased*).

Volunteer hours 2020 for above plus open days and private tours; gardening/ general site maintenance; website, visitor guide and database development, grant application and donor liaison, historical research and authorship; membership

CIL funding application form

liaison and general administration
at least 1500 hours at £12 per hour = £18,000

Phase 2: 2021

Repair of Cottage to create an exhibition and visitor centre dedicated to the history of a small provincial Jewish Community.

1 Conservation Architect fee for drawings for listed building consent. Funded by donations

2 Repointing of cottage internal gable walls completed. Funded by donations.

3 Restore the cottage floor, lime mortar the east and west walls, replace the floor, and fit-out for an exhibition space. Applications made to Pilgrim Trust and Steel Foundation

4 Design educational display panels and boards for Open Days, extend mobile app to include all research results as a free access online research resource: To be funded by donations

5 Repoint and repair Bradford Road external boundary wall - Application to BaNES CIL

Anticipated Volunteer Hours 2021 for above and 4-6 open days plus private visits, continued research, website and app building, educational resource development etc at least 1500 hours at £12per hour = £18,000

Phase 3: 2022

1. Internal Northern Boundary Wall. Funded by revived Co-op Community Fund community engagement scheme to train local people and then employ them.

2. Southern Internal Boundary Wall. Apply to Heritage Lottery Fund small grants if reopened for new schemes

Alongside the physical restoration we have a parallel programme of research. We have funding from the Jewish Historical Society of England to support this and to publish a full history of the Burial Ground and the lives of the people that they commemorate.

We have also created a database of the tombstones and the lives of the people interred which can be accessed via a mobile phone app when people visit.

Breakdown of CIL funding

This will be exclusively devoted to phase 2 item 5, re-point and repair external boundary wall with Bradford Rd using lime mortar for a long-term conservation solution.

2.5/6 Target dates

Start	1 May 2021	Complete	31 August 2021
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2.7 What milestones and targets have you included in the delivery of this project?

The Friends have a track record of delivery as evidence by the successful delivery of phase 1 of our conservation programme. The repair and conservation of the external Bradford Rd boundary wall is a straightforward project involving one skilled stone mason working from a small scaffold tower. She is familiar with the Burial Ground, and is available and able to start work from 1 May 2021. Work will chiefly take place at weekends. The main variable will be the weather.

The three milestones are: 31 May - a third of the repairs complete; 15 June - two-thirds of the repairs complete; and end August for all repairs complete, allowing margin for any weather or other unexpected delays.

On a daily basis the Friends will liaise with the Stone Mason, clean the pavement and remove all debris and building material. Debris will be disposed of at the Midland Rd recycling centre. The small scaffolding tower will need to be removed at the end of each day to ensure that it cannot be used to climb into the Burial Ground by vandals.

2.8 If planning permission is required for this project has it been granted?
If Yes - please include the dates and reference numbers for these permissions

The whole of the Jewish Burial Ground, including the boundary walls, cottage, tombstones and entrance gates are included in the Grade II listing.

2012 Listed Building permission (12/00724/LBA) covers the repair and conservation work to reinstate the boundary walls, cottage, tombstones and entrance gate. Bruce Clark, Conservation Architect at Nash Partnership, has recently updated the specifications. All work will be carried out by an experienced and qualified Stone Mason.

A current listed building application to build a small garden store is currently being considered: 21/00538/LBA and is due for determination on early April 2021.

The garden store will enable us to proceed with restoring the cottage to create an exhibition space. Nationally, the history of the 25 or so provincial Jewish communities established from the 1750s is poorly researched and documented. Few synagogues survive and most historic Burial Grounds are derelict and neglected. Bath's Burial Ground is not only being actively conserved, it is unique in having a building that can be restored as an exhibition space. Between the burial of Sarah Moses in 1812 and Solomon Kessef in 1921 our research has revealed the hidden story of a minority community active in the City's commercial life, arts and cultural affairs, but also tragic stories of early deaths, suicides and violence. Bath is famous for its Georgian architecture and spa, but is predominantly viewed through the lens of the privileged and well-to-do. The Jewish community of second or third generation immigrants escaping persecution in Eastern Europe in the 1750s and later, were haberdashers, general merchants, metalworkers, watchmakers, dentists, beggars. For residents, visitors and students, the Burial Ground exhibition space will bring to life the stories and legacy of a community

living alongside and serving mainstream society, and be a focal point for understanding the hidden diversity of the City.

3 Criteria

3.1 How does the project address the specific impacts of the new developments from which the funding has been generated? (You may consider this on a ward basis, a locality basis or a city-wide basis.)

The Mulberry Park development has had a significant positive impact on the local environment. The new housing and landscaping is well designed and maintained. However, this also has the impact of bringing into focus the damaged wall which is directly opposite the new roundabout at the entrance to the development. The contrast with the well-kept new development highlights how neglected this stretch of Bradford Road looks.

The increase in residents in the local area mean that more people are walking along this stretch of the Bradford Road on their way to school, to access local shops or to visit the Hub community centre. Many of these users are parents with young children. There is an increase in traffic too, both cars, delivery vans, lorries, and local buses. The vibrations from this increase in traffic volume is likely to further dislodge material from the damaged boundary wall. This project will directly remedy these impacts.

3.2 How does the project provide links to the locality in the area where development has taken place? (if your project has city wide impact you will need to demonstrate how the broader community in the city will benefit)

The project has a direct link to the Mulberry Park Development as set out in 3.1. Because of Covid in 2020 the Friends were only able to open the Burial Ground once in September (for the nationwide Heritage Open Day). We had over 80 visitors, many whom were new residents from Mulberry Park who were fascinated to learn more about the local heritage.

During lock down we were also able to provide some private visits including for families where the children were particularly interested in learning about the City's hidden diversity. This has led to conversations with a local secondary school who we hope to partner with and to provide educational visits in collaboration with the local Jewish community when the situation permits.

The visible improvement and conservation of the boundary wall will also have a City-wide impact. Our open days are always very well supported by local and City-wide residents with between 60 and 80 visitors. We continue to raise the profile of the Burial Ground on both local websites (<https://bathnewseum.com/2020/11/26/with-a-little-help-from-our-friends-2/> and

<https://www.bathscape.co.uk/wp-content/uploads/2020/11/Bath-Jewish-Burial-Ground.pdf>) and travel sites [blogshttps://www.weekendnotes.co.uk/bath-jewish-](https://www.weekendnotes.co.uk/bath-jewish-)

[burial-ground/](#) which will attract more visitors particularly in 2021 when foreign travel may still be restricted.

For residents, visitors and students, the Jewish Burial Ground brings to life the stories and legacy of the Jewish community and is a focal point for understanding the hidden diversity of the City which was so much more than a Georgian Spa for wealthy people.

3.4 The project must show that it either: Supports the development of the relevant area by funding the provision, improvement, replacement, operation or maintenance of infrastructure Or Anything else that is concerned with addressing the demands that development places on the area.

Please explain how the project fits with these requirements

The project directly meets the objective of improving the local infrastructure. The crumbling external boundary wall with Bradford Rd compounds the run-down impression caused by the poor condition of the highway and pavements on Bradford Rd, particularly between Combe Road and the new roundabout. With the wall repointed and repaired a decayed infrastructure element will correspond with the standard installed by the developers when they built the roundabout and road sections leading to it.

4 Project contact details

Contact details for the project (if different to person completing the form)	Same as section 1
Project Name	Repairs to Northern Boundary Wall, Jewish Burial Ground
Project Location	Bradford Road. Jewish Burial Ground, Greendown Place, Combe Down, BA2 5DD.
Locality or Ward which will benefit from this project	Combe Down

5 Funding

5.1 Total Cost of Project	£9,612
5.2 Amount of funding sought from Neighbourhood Portion of CIL Fund	£9,612
5.3 Does this project benefit from any source of matched funding? (include below the sources, dates funds agreed/expected and the amounts)	Yes: Previous donations of £4,000 have paid for repair and conservation of a third of the wall, a 10m section running eastwards from the corner with Greendown Place
5.3.1 Volunteering Hours	For this project: 110 hours at £12 =£1,320. (see 2.7) For total volunteering hours see 2.4
5.3.2 Additional Funds which have already been agreed	Previous donations of £4,000 have paid for repair and conservation of a third of the wall, a 10m section running eastwards from the corner with Greendown Place
5.3.3 Funds which have been applied for but are awaiting a decision	None. Bellway Homes will not consider an application as they are no longer active in Combe Down. We do not meet the criteria for the Curo Community Chest.

SECTION 2: FOR COMPLETION BY STRATEGY & PERFORMANCE

Project Form Validation Decision (Officer decision)

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SECTION 3: FOR COMPLETION BY BATH CITY FORUM WORKING GROUP

Project Expression of Interest Recommendations (Working Group decision)

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SECTION 4: FOR COMPLETION BY BATH CITY FORUM

Recommendations received (Bath City Forum decision)

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SECTION 5: FOR COMPLETION BY SUPPORTING COUNCIL SERVICE AREAS

CIL funding application form

Recommendations received on project delivery (Officer decision)

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SECTION 6: OUTCOME OF THE COUNCIL CABINET DECISION

Recommendation (Cabinet decision)

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SECTION 7: PROCESS LOG

	Process start date	Date agreement reached
Expression of interest and Officer Validation		
Bath City Forum Working Group recommendations		
Bath City Forum recommendations		
Service Area recommendations		
Submission to Council Cabinet for agreement		
Grant Funding Agreement Signed		
Payment of Funds		

SECTION 8: COMPLETION STATUS

Confirmation from the monitoring officer that the project has been completed satisfactory

Publication through @bath_forum and the B&NES Council website once the project is completed