

THE LUTYENS TRUST
(Registered Charity Number 326776)

ACCOUNTS AND REPORT OF
THE TRUSTEES
FOR THE YEAR ENDED
31 MARCH 2025

Hughes Spencer Ltd
12 Acorn Business Park
Northarbour Road
Portsmouth
Hampshire, PO6 3TH

THE LUTYENS TRUST

Report and Accounts For The Year Ended 31 March 2025

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THE LUTYENS TRUST

Report and Accounts For The Year Ended 31 March 2025

Charity Information

Principal Address:

Goddards
Abinger Common
Dorking
Surrey RH5 6JH

Trustees and Officers

Charles Hind (from 8/6/24)	Chairman
David Pittaway (from 8/6/24)	Vice Chairman
Clive Aslet (Chairman until 8/6/24)	Trustee
Robbie Kerr	Trustee
Rebecca Lilley (appointed 8/6/24)	Trustee
Charles Lutyens	Trustee & Honorary Treasurer
Mark Lutyens	Trustee
Martin Lutyens	Trustee
Suzanne Marriott	Trustee & General Counsel
Stuart Martin	Trustee & Architectural Adviser
Dr Mervyn Miller	Trustee
Paul Waite	Trustee & Chair of Events Sub-Committee
Dr Cathryn Spence (resigned 26/4/24)	Trust Manager
Dr Deborah Mays (appointed 22/7/24)	Director
Claire Hill	Goddards Secretary

Russell Morris
Dominic Lutyens
Richard Page

Architectural Adviser
Newsletter Editor
Property Market Specialist

Independent Examiners:

Hughes Spencer
Chartered Certified Accountants
12 Acorn Business Park
Northharbour Road
Portsmouth
Hampshire, PO6 3TH

Bankers:

HSBC Bank plc
31 Holborn Circus
London, EC1N 2HR

General Counsel:

Suzanne Marriott
Charles Russell Speechlys LLP
5 Fleet Place
London, EC4M 7RD

THE LUTYENS TRUST

Report of the Trustees For The Year Ended 31 March 2025

The Trustees have pleasure in submitting their Annual Report and Independently Examined Accounts for the year ended 31 March 2025.

Status

The Lutyens Trust is a registered charity (No. 326776) and is governed by its Trust Deed.

Restrictions

There are no particular restrictions imposed by the Trust Deed concerning the way in which the Trust can operate.

Investment Powers

The Trustees have powers to invest the monies of the Trust in such investments, securities or property as may be thought fit.

Aims & Objectives of the Trust

The Lutyens Trust is an educational and conservation charitable trust with the following aims and objectives:

- To promote the permanent preservation for the benefit of the public generally of any buildings, gardens or objects designed by Sir Edwin Lutyens OM (including gardens in partnership with Miss Gertrude Jekyll), both in the UK and abroad; and generally, to protect and preserve their existing character and amenities;
- To inform and educate the public about Lutyens's buildings, gardens and objects, so as to increase their appreciation and understanding of the architectural qualities involved.

- To undertake and promote any form of research in connection with Lutyens's buildings, gardens and objects, and any other related matters; and to provide for the dissemination and publication of the results for the benefit of the public.
- And alongside this, to provide information and support to those responsible for Lutyens's buildings, both public and private, in relation to their conservation, restoration or maintenance.

Financial Overview

The Trust aims to cover its regular operating costs through three main sources of income – subscriptions, events and unrestricted donations. Subscriptions at £17,078 showed a healthy increase on the £12,931 total of the previous year, thanks to the subscription increase and to chasing non-payers. Similarly, donations showed a notable increase to £3,909 from £2,293, including £2,000 from Lutyens Trust America (LTA). The net contribution of the Trust's events reduced from £11,190 in 2023-24 to £6,259 but following a number of excellent well attended events nonetheless. While providing educational value and benefit to both our members and the public, the financial contribution from the events is invaluable in enabling the Trust to carry out its mission. A small amount of income is also raised from book sales and image fees.

The regular operating costs include the Director's fees, the Newsletter, the photo archive, insurances, Goddards costs, the independent review, bank and PayPal charges and sundry costs. These remain fairly constant from year to year. In the year ended Mar 31 2025, there were no costs payable to the consultancy Northstar hired by the Trust to help with the renewal of its website and the streamlining of its back office systems including management of the Trust's membership. However, there will be a completion cost in the coming year. This project is ongoing and will be completed in the current year, with staged back payments continuing over 3 years. The Gazetteer Project cost £2,951, including a back payment to LTA with whom the costs are shared equally.

Insurance payments increased from £2,471 to £7,071 but this also including two years' premiums as the renewal date was brought forward to February. The annual premium for 2025-26 was £3,630.

As a result there was a net Unrestricted Deficit of £5,033 for the year (compared with £11,109 for the previous year), reducing the Trust's Unrestricted Funds to £94,841. The financial position of the Trust remains strong because of its heritage assets and the recent generous bequest of Julie North. Of the £80,000 donation made to the National Trust for maintenance and upkeep of Castle Drogo, reported in the 2022-23 accounts, approximately £40,000 remains to be spent on projects to be agreed between the Trust and the National Trust. This is expected to cover a contribution towards the restoration of the scullery at Castle Drogo.

The Trust's year end Restricted Funds were down to £7,265 owing to payment of the Gazetteer Editor. The balance is expected to be run down with the appointment of a replacement Gazetteer Editor and payment of the interim Editor, the costs funded by the Monument Trust Grant.

The running costs of the Trust have considerably increased with the appointment of the Director and other increased costs. The increase in subscription rates will help to close the gap and there will be further focus on income generation.

The Trust's financial position nevertheless remains strong with healthy cash balances and reserves.

Donations

The Trustees wish to express their thanks to all donors who kindly made donations during the year. These donations, totalling £3,909, are invaluable in enabling the Trust to thrive and continue its work.

Activities and Achievements

The Trust's core activities during the year consisted of casework, events for members and non-members, production of the newsletter, continuing development of the Gazetteer of all Lutyens's known works, website renewal and a membership drive with increase in the subscription rate. Report on the rich programme of events and visits below evidences the international extent and breadth of successful provision over the year.

The Trustees and committee members continued their efforts to ensure that the Trust would continue to meet its objectives in response to challenges and opportunities arising from changing technology. Development of the Gazetteer of all Lutyens's known works continued in collaboration with Lutyens Trust America. The Photographic Archive continued to prove an important resource for the Trust in furthering its objectives of protecting and promoting Lutyens's works if a threatened change to the supporting software was fortunately averted. The number of requests for photographs from the collection to be used for commercial, charitable and educational purposes, and across a wide range of media was lower than the previous bumper year enriched by purchases for Clive Aslet's monograph. The archive, however, remained invaluable for providing the necessary illustrations for the Gazetteer. It is hoped that with further promotion (see business planning below) this online resource may stimulate more commercial requests for images and thereby support the Trust's core funding.

The Trust also handled a stream of enquiries, which were managed or passed on as appropriate by the Director. The trend of public enquiries seeking attribution of their properties, furniture and tombstones to Lutyens continued. The Director provided the CBA with a copy of post-coded entries in the Lutyens Gazetteer for England and Wales to inform the system they are developing for the Joint Committee of National Amenity Societies catch relevant planning applications lodged on behalf of amenity groups such as the Trust: this will enable the Trust to comment constructively and informatively on changes to Lutyens's designs. This may result in a significant increase in calls for advice from the Trust's two main caseworkers but is expected to be invaluable and will be managed and monitored. Membership and event enquiries were also dealt with by the Director who in addition caught up with a wide variety of communications resulting from a 3-month gap in staffing.

The Director gradually built familiarity with the Trust's operations and worked with the Trustees in March 2025 to shape a business plan for the Trust, identifying priority actions and improvements required to secure a robust, successful and sustainable future (see below).

Aware of the need to build the Trust's network, the Director has worked to promote connections, standing as the Trust representative across a wide range of additional professional activities. The Chairman and Director visited Munstead Wood and National Trust leads, Caroline Ikin and Annabel Watts, on 18 November to discuss links with the Trust and the potential for an exhibition shared between Hestercombe, Great Dixter and Munstead Wood.

Attending the launch of a Jekyll exhibition in Guildford on 29 November 2024 ‘A Glimpse over the Garden Wall’, the Director met several key local and national contacts.

Surrey Historic Building Trust invited the Trust’s Director to judge their Conservation Awards for 2025, attending inspection visits to the short-listed candidates in March and with presentation in Wotton House in April 2025: this promoted the Trust and its benefits to wide and varied connections across the county and the conservation sector.

The Chairman was invited to take part in the unveiling of a plaque honouring the architects of Liverpool’s Metropolitan Cathedral of Christ the King in February 2025, in the company of Lord Lieutenant of Merseyside and the Lord Mayor of Liverpool, in February 2025. The plaque was designed and made by Nick Roberson with the names of Sir Edwin and Frederick Gibberd inscribed.

Concerns regarding the sums needed to repair the magnificent St Jude on the Hill, Hampstead Garden Suburb, reported not least by the church’s energetic incumbent, Rev Emily Kolltveit, saw the Trust organising a brainstorming session on 14 February 2025 for Trust representatives to explore with the Rev Emily, the Church’s and fabric team and the appropriate Church of England Director, Emily Gee, which encouraged the church officers to refresh their relationship with their Diocesan Committee and provided ideas and links regarding future grants, fundraising and further income generation.

Governance and Public Benefit

The Trustees held three board meetings during the year, covering a range of financial, operational and compliance matters. In accordance with the duty set out in Section 4 of the Charities Act 2006, the Trustees pay special attention to the Charity Commission’s General Guidance on Public Benefit when reviewing their aims and objectives and in planning their future activities; the focus is on ensuring that these aims, objectives, and activities keep pace with a changing world.

In terms of public benefit, the work of The Lutyens Trust continued to focus on the conservation, study, and understanding of the wide-ranging contribution made by Sir Edwin Lutyens to the architectural heritage of the United Kingdom and other countries, for present and future generations. This work extended not only to the United Kingdom, but also included

the Trust's letter, prompted by the Johannesburg Heritage Foundation, to the city's Mayor in October 2024 relaying the Trust's support for restorative intervention on Johannesburg Art Gallery, outlining the significance of this building, its international recognition and offering the Trust's moral support towards its conservation.

The casework carried out by Russell Morris and Stuart Martin, the Trust's Architectural Advisers, with the assistance of committee members and trustees, is fundamental to the objectives of the Trust and is of clear public benefit. See further report below. It is the process by which the Trust examines planning applications and related matters, liaising with property owners, public authorities, Historic England and the amenity societies to ensure that conservation and necessary modernisation of Lutyens's work is sensitively carried out while helping to forestall inappropriate alterations and development. Likewise, the study visits organised for members to see and study buildings designed by Sir Edwin and his contemporaries, contribute materially to the public benefit, as does the vigilance of the members themselves in noting and reporting actual and potential threats to Lutyens buildings.

The Goddards Study Week (see below) was attended by the Society for the Protection of Ancient Buildings (SPAB) scholars and Lutyens Trust members, with members of the public invited to visit the house and garden in a series of organised group tours. The week provides for extensive engagement and promotes invaluable networks.

Furthermore, the Lutyens Trust responded to numerous enquiries from the public relating to Sir Edwin's buildings and memorials. Progress continued in cataloguing and improving the accessibility of the Trust's increasing archive of images and papers relating to Sir Edwin's life work, for the benefit of members, of the architectural profession, of students and of the wider public.

The Hanson Archive comprises the contemporary architectural collection of the late property writer and author, Michael Hanson (1936-2015), now housed at the Goddards library, Surrey. The archive consists of an accumulation of Hanson's research, both personal and collected, relating to the architecture and life of Sir Edwin Lutyens. A grant in 2019 has supported the organisation and cataloguing of this archive. There are over 120 boxes of papers, which have been divided by county. The papers contained in these boxes consist of Hanson's research and collected information on any house/building/monument either built/restored or connected with

Lutyens in any way. These include original photographs, press cuttings, letters (to and from MH), handwritten notes from Michael Hanson's visits to various properties, sales particulars of properties, various research on people connected to Lutyens or his houses, etc. All the material has been catalogued on an excel spreadsheet. The data is divided by the names of the box files, usually by county, and then organised by project, followed by a brief description of the contents. The archive also contains boxes of slides which need to be digitised.

For all of this work, the Trustees and committee members give their services for no personal gain.

Patrons, Trustees and Director

Clive Aslet stood down after two years as Chairman in June 2024, to be succeeded by Charles Hind. The Trust extended its warmest thanks to Clive for his considerable contributions in this role. His term in office saw a number of changes and improvements, while he was also busy writing and publishing a new biography of Edwin Lutyens.

A warm welcome was similarly extended to Charles assuming the reins. The Trust's former Vice-Chair, Charles has been a Trustee of The Lutyens Trust for over 20 years. He is Chief Curator Emeritus at the Royal Institute of British Architects (RIBA), which he first joined in 1996 as Curator of Drawings

Rebecca Lilley, a long-term supporter of the Trust and active member of the Events Committee, was elected as a trustee on 8 June 2024.

Dr Cathryn Spence resigned as Trust Manager in February 2024, effective from 26 April 2024. Cathryn was warmly thanked for her many services and achievements while in office, including for example initiation of the new website, cataloguing the Hanson Archive, further contributions to the Gazetteer and a membership drive. The Trust redefined the post and appointed Dr Deborah Mays as Director, taking office in late July 2024. Deborah is an architectural historian and a heritage professional who brings a wealth of relevant experience to the Trust. Having worked for many years in government and across the heritage sector her skills were sought to work with Trustees to ensure a more robust, sustainable future for the Trust and its aims.

Snowdrop Cottage Bequest

As reported in last year's annual report and accounts, the Trust benefited from a bequest of Snowdrop Cottage from Julie North, a longstanding Lutyens Trust member who died in August 2020.

Of the sale proceeds from the cottage the Trust allocated £80,000 to the National Trust for the purpose of upkeep and maintenance of Castle Drogo as well as to provide for an annual Lutyens Trust day at Castle Drogo. The remaining £53,025 was retained by the Lutyens Trust.

The Trust passed £40,000 of the allocated funds to the National Trust for restoration of Thomas Casson Positive Organ at Castle Drogo in 2023. This work has been completed but some difficulties arose while the organ settled back. The original event to mark the organ's restoration for September 2023 had to be delayed. In view of the relatively remote location of the Castle, the Trust is exploring combining the celebration with a future visit to the south-west.

The Lutyens Trust has asked the National Trust for details and costings for a restoration of the scullery. A number of further worthy projects at Castle Drogo are being considered in respect of the remainder of the gift, such as the restoration of the portcullis, an annual research placement, curation of the models of Lutyens's buildings from the Hayward Exhibition and the digitisation of Lutyens's drawings and correspondence.

Membership

During the year 2023-24 the Trust gained 73 new memberships, 94 new members (of which 4 were complimentary for SPAB scholars), 42 single, 21 joint (42 people), 2 corporate and 4 under-30 members.

In the same period non-payers due were contacted by email to encourage them to continue their support. While care is taken in removing members, 9 single and 7 joint memberships have been removed following enquiry or individuals' advice, several sadly after the death of a member. Review of the Trust's handling of recurring, outdated subscription payments and

further non-payees to be addressed following the increase in subscription at the end of March 2025 and further reminders.

At 31 March 2025, the total number of active members was 565 members. This consisted of 230 single, 7 under-30, 153 joint (306 people), and 8 corporate. This includes under single membership a select group of effective honorary / exempt members (Trust patrons, RIBA Librarian). There are also 14 SPAB scholar members, who receive free membership for 3 years after attending Goddards Week.

In summary, despite natural turn-over our membership continues to grow steadily. Plans for strategic actions to improve on this further were discussed in March 2025's meeting on business planning.

Events Committee

After a number of successful and well received events in 2023-23 the Event's Committee continues to provide a striking range of popular visits and events. Since Covid the committee is looking to expand the offer of lectures online: the events in 2023-24 included free access to a continuing series of excellent webinars led by the LTA. The following events were held in 2023-24:

- 12 June 2024: Goddards Study Day (see below)
- 17 June: tour of 55 Broadway led by Edmund Bird. Designed by Charles Holden and built in an art-deco, early-modernist style as the headquarters of the Underground Electric Railways of London Ltd. No 55 was dubbed by the Observer in 1929 '*the Cathedral of Modernity*': it was awarded the RIBA London Architecture Medal the same year.
- 27 - 30 June: Tour of Lambay and Dublin, led and organised by David Averill. The tour encompassed three of Sir Edwin's most important works in Ireland - Lambay Island, Howth Castle and the Irish National War Memorial Gardens.
- 10 July: Clive Aslet, lecture, *Sir Edwin Lutyens: Britain's Greatest Architect*. Held in the Alan Baxter Gallery, Clive introduced his entertaining and stylish short biography, a major new study incorporating fresh research and showing this most charismatic of architects in a new light.

- 1 September: Summe Lunch, Knebworth House, with tour courtesy of Lord Lytton-Cobbold and lunch in the Barn.
- 21 September: Walking Tour of Mayfair and the Grosvenor Estate, expertly led by Paul Waite, took in buildings and works designed by Lutyens or associates from St James's Square, to Piccadilly, the Royal Academy of Arts and into the Grosvenor Estate, with over 15 works by Lutyens.
- 7 December: Christmas Lunch, in the Bloomsbury Hotel, formerly the YWCA, designed by Lutyens in 1930. The lunch included a chance to explore the building, including the Library and Chapel.
- 13-16 March 2025: Lutyens in the North: figures Lindisfarne and Greywalls, including Jekyll's gardens, and Bamburgh Castle, while staying at Bamburgh Castle Inn.

Online webinars (in association with Lutyens Trust America) were also organised throughout the year: these included:

- *Lutyens's Lodges: Making an Entrance*, with Oliver Cope and Stuart Martin
- *Lutyens and the Gardens of New Delhi* with Amita Baviskar and Swapna Liddle
- *Drawing on Glass with Soap: Lutyens's Proportion and Perception* with Edward Ford and Oliver Cope
- *Silent Witness: Lutyens's Memorials and Cemeteries on the Western Front* with Jon Gedling and Lynelle Howson
- *Lutyens and Voysey: unlikely Friends* - with Clive Aslet
- *The Future of St Jude on the Hill, Hampstead Garden Suburb* with Rev Emily Kolltveit, Ankie Barnes, Tom Kligerman and Claire Williams
- *Hidden Order: the Geometry of Edwin Lutyens* with Paul Knight

The online lectures and webinars are open to all, available to watch on YouTube or on the Trust's websites.

Goddards Study Week

The annual Goddards Study Week took place from 8- 14 June 2024. The week included the Goddards Study Day on 12 June, centred around an informative talk by Stuart Martin on how Lutyens developed the plans for his houses and included an afternoon tour of The Red House, Godalming.

Four scholars from SPAB stayed at Goddards to study the design and fabric of the building and to participate in the study day.

Photographic Archive

The Trust continued to receive a number of requests for image rights from commercial, educational and charitable organisations.

Anyone seeking permission to use any of the images included in these exhibitions or on our website should contact the Trust via the website www.lutyenstrust.org.uk.

During the year, the Archive was used in the following ways:

- The Trust's Architectural Advisers referred to the Archive in connection with their casework activities.
- Images from the Archive were used for a number of lectures given by Trust colleagues, to illustrate articles in the newsletters and for the Trust's social media platforms.
- Images from the Archive were used extensively for the Gazetteer project.
- A number of requests for use of the Archive's images were received from educational and cultural organisations. When received, these requests are carefully assessed to ensure that only those with a genuine intent to promote and protect the works of Sir Edwin Lutyens are granted access to images.

The Photographic Archive, which now contains some 32,000 images, is maintained in the absence of a volunteer by the Director. Assistance with the work is being sought. This includes the cataloguing of the collection, handling new accessions, high-quality scanning,

digitally restoring prints and carrying out various administrative tasks, not least those relating to documentation and copyright matters.

Casework

The Trust's Architectural Advisers (Russell Morris and Stuart Martin), working with the trustees and members, consulted on a number of architecture and planning issues relating to the buildings during the year. Examples of the work include:

Farnham Liberal Club, Surrey

Farnham Liberal Club was designed by the very young Lutyens in 1894 and was his first exercise in a formal classical style. The financial sponsor was Arthur Chapman, the client for Lutyens's first country house, Crooksbury in Tilford (1889). The facade is of narrow two inch red bricks laid Flemish bond. The mid C17 style cross windows have leaded lights. The first floor windows have pediments (more like drip moulds), alternately segmental and triangular, high-set like startled eyebrows. Lutyens used a similar device at Tigbourne Court soon after. The handsome doorcase is of early C17 style. The left hand flank is of unrelieved purple-brown three inch brick. This elevation was probably expected to be concealed by adjacent, but never executed, development along the street frontage. The rear and interior of the building have been much altered. The building has not been well maintained in recent decades.

The proposal was for extension and conversion to restaurant /pub use, further altering the already compromised interior. The important front elevation, though, to be repaired and conserved. Subject to appropriately specified repair and detailed design, the advisers considered the proposals an appropriate use and adaptation for a neglected building. Local amenity concerns had been raised, inter alia for the loss of the rear catslide roof. However, the Advisers did not think this was ever conceived as a picturesque feature and was never intended to figure in public views. Rather it was a practical response, in routine brickwork, to the need for only single storey rear accommodation.

The Trust suggested that the profile of the already altered catslide be physically expressed as a memory of the original form. We suggested that the bland and featureless flank could be

enlivened by a handsome classical window to recognise its de facto, but unintended, public prominence.

Reference: Waverley BC: WA/2024/00461 + 00462

Status: Granted PP and LBC 25 July 2024, but current applications for minor amendments.

Temple Dinsley, Hertfordshire

Temple Dinsley has a central Queen Anne block of 1714 to which Lutyens added two transverse wings in 1908 and, later, further additions on descending ground to the east. It is a substantial complex of several phases and is one of Lutyens's larger houses. The house was occupied by a school from 1935 until 2021. Whilst the school were quite respectful of the historic and architectural significance of the building, its character was inevitably institutionalised. However, many of their interventions are reversible. The roofs of the transverse Lutyens wings were raised by the school to create attic dormitories, an operation undertaken rather startlingly by the coordinated deployment array of car jacks.

Lutyens's west wing accommodates the finer rooms, giving the house a sunny aspect, compensating for the northern aspect of the 18th century garden front. A group of school buildings in the grounds to the north-east include a large sports hall.

The structure of the gardens survives but is neglected.

The Trust expressed qualified support for the proposals. They were found generally well-considered, especially considering the rather difficult configuration of the building. We appreciated the degree of expertise that had informed and guided the proposals and acknowledged that the vast size and rambling plan of the historic house would make it unattractive to single use, whether residential or commercial.

We regretted the intrusion of a bathroom pod in the original Drawing Room, and of the kitchen use for the Garden Room, on the ground floor of the west wing, both interventions detracting from the spatial qualities of the rooms, albeit retaining their historic features. We recognised the difficulties here but found a moderate to significant degree of 'less than substantial harm'. We requested a condition on any consent, requiring agreement of detailed drawings of the new installations, showing how the spaces, perhaps the finest of Lutyens's contribution to the house, would remain legible. Where the proposals suggested the possibility

of roof terraces, we noted that adding a timber balustrades inspired by Lutyens balconies elsewhere (eg Sullingstead, Tigbourne Court, Folly Farm, Monkton House) would improve the effect.

We welcomed the proposal to contain the car parking within a new 'walled garden' away from the immediate context of the historic house. Given the wish to manage the historic garden as a single entity, we suggested some allotment provision elsewhere could be beneficial. We suggested plots could flank a new avenue of fruit/nut trees aligning with the unused of the School Lane twin gateways and focusing on the former pumping station. This would provide a valuable amenity and also divert individual resident gardening enthusiasm from encroaching on the Lutyens/Jekyll gardens. It would give visual meaning to the unused gateway.

Reference: North Herts DC: 24/01604/FP & 24/01605/LBC

Status: Planning permission and listed building consent were granted 30 January 2025.

Gerrards Cross Memorial Building, Buckinghamshire

We were alerted to proposals for an invasive development on the site immediately north of Lutyens Gerrards Cross Memorial Building by the Chairman of SPAB. The building, originally called the War Memorial Hall, was adapted in 1922 from the stables of the C18 vicarage alongside (now the Grade II-listed Gerrards Cross Memorial Centre). The instigator was the vicar, the Rev John Matthew Glubb, who wished a memorial which would serve the needs of local ex-Servicemen, and the wider community. The building is significant, in addition, as the only memorial by Lutyens also serving a community purpose.

The works proposed included the installation of two padel tennis courts replacing the existing tennis courts, and the erection of small office building, at The Memorial Centre site, East Common Gerrards Cross Buckinghamshire SL9 7AD, within a Conservation Area.

The proposal was not backed by the necessary understanding of the site or its context. The Heritage Statement and acoustic and ecological reports were inadequate. The Lutyens Trust objected to the ill-considered design of the first scheme and to the second, which had not responded to the concerns voiced against the first.

References: PL/24/1548/FA and PL/24/2998/FA

Status: Refused.

1 Old Jewry, City of London

Adjacent to former MIDLAND BANK, POULTRY

The former Midland Bank Headquarters, designed by Lutyens, built from 1924 and extended by him from 1935, was skilfully and sensitively converted to The Ned Hotel. It was originally built at a time of rapid acquisition, consolidation, and expansion by the Midland Bank. The project was of sufficient significance to the status of the bank to warrant employing Sir Edwin to collaborate with one of its usual commercial architects, Gotch and Saunders. Lutyens was entirely responsible for the external form, the banking hall, vault, the Directors' palatial accommodation on the top floor, and important staircases. His role was to add refinement and timelessness to a modern steel frame.

The external elevations are of monumental and sophisticated design with subtle set-backs and diminishing courses that demonstrate Lutyens's concern for the smallest detail. The building is widely considered to represent one of the pinnacles of Lutyens's achievement and is therefore a highly important building by one of England's greatest architects. In particular, the top floors are carefully articulated to create a roofline of some distinction.

The proposal to construct two extra storeys on a modern, undistinguished office block adjacent to Lutyens's former Bank HQ caused concern for the Trust. We advised that the extensions would impact on the viability of The Ned, particularly the privacy of its rooftop terrace and swimming pool, presenting an awkward profile alongside Lutyens's elegant roofscape. We asked that all significant viewpoints be investigated to ensure that the proposed new floors should not intrude alongside the elegantly composed Lutyens roofline.

We stressed the importance of the impact on the amenities of The Ned. The neighbouring proposal (just across the narrow Grocers 'Hall Court) would intrude on both the setting and privacy of the carefully considered terrace and we advised that the commercial and amenity value of the hotel's investment would be compromised by the proposed intrusion.

Intervisibility was key and the matter needed to be given appropriate consideration.

Reference: City of London: 24/00226/FUL

Status: The application was originally submitted 1 March 2024 and approved 15 July 2024. However, the owners and tenants of The Ned sought a judicial review of the decision

which was then quashed on 4 December 2024. The applicants immediately resubmitted the application, pending decision.

UPDATES

The Hollies, Munstead

A small semi-detached cottage built as staff accommodation for Munstead Wood. It has had a rather poor reroofing, and a utilitarian single storey extension to the rear. A poor-quality garage and shed alongside intrude on the setting.

Recent proposals for a new larger extension, in place of an existing unprepossessing extension, were abandoned. We offered favourable comments and suggestions to overcome planning concerns, but the approach was not pursued. Instead, minor internal adaptations were proposed to create a better kitchen and form an upstairs bathroom. These did not impact unduly on the special interest and were considered acceptable. The opportunity to improve the existing was not taken.

There was a parallel planning application to replace an ugly freestanding garage and store. I considered the proposed rebuild to represent an improvement to the setting of the listed cottage but suggested a steeper roof. Instead, Waverley Borough Council refused the application on green belt grounds. The applicants appealed and permission of the unmodified proposal was granted by the Planning Inspector.

References: Waverley BC

House alterations: WA/2022/02641 granted 16 October 2023

Garage/store: WA/2022/02645 granted on appeal 19 April 2024.

Forest House, Hartfield, East Sussex

Listed building consent was granted in 2022 for roof replacement of the rear roof and the roof of the cottage wing (WD/2022/1636/LB). The consent was subject to conditions requiring approval of detailed specification. These were submitted and REFUSED, but largely because of insufficient rather than inappropriate detail.

Reference: Wealden DC: WD/2024/1199/CD

Status: LBC details pursuant **REFUSED:** 7 October 2024

India

Report from New Delhi

May 12, 2025

Professor A.G. Krishna Menon, the Trust's JV partner in India, the INTACH Delhi Chapter, reports on the latest developments in the Capital, as at 12 May 2025.

The construction work on the Central Vista Redevelopment project is proceeding as planned by the government, but there is no public information available on its status or timeline for completion.

On a recent visit to the site I noted that the work of upgrading the central open area had been completed, but it is barricaded and the public cannot use it for recreation as they could in the past. The C-Hexagon, the area to the east of India Gate, which had been redeveloped as the National War Memorial, however has restricted public access only to enable to pay their obeisance. Today, the Central Vista is a grand stage set where the public can come to admire Edwin Lutyens's urban design, perhaps take a selfie, and move on.

Three of the proposed ten new Secretariat buildings are nearing completion on the plot that had been occupied by the erstwhile Indira Gandhi National Centre for the Arts. When completed these buildings will accommodate some of the Ministries of the government, thus vacating North and South Blocks, which will be repurposed to accommodate the National Museum. This round-robin method of shifting the Ministries from other building skirting Central Vista, and from elsewhere in the city, will continue until the entire government bureaucracy is accommodated in ten similar buildings along the periphery of Central Vista. The newspapers reported that an agreement had been signed on December 19, 2024, between the National Museum and France Museums Development to provide technical expertise for the upcoming museums, which has been named as Yuge Yugeen Bharat National Museum. The new Prime Minister's residence and office is under construction adjacent and to the south of South Block.

The Vice President's residence and office is under construction adjacent to the north of North Block.

INTACH is still involved with some of the on-going works at Rashtrapati Bhawan. These include:

1. Cleaning and consolidating of the stones on the façade.
2. Discussions are at an advanced stage of progress to relocate the heavy electrical, air-conditioning and pumps away from the basement of the building to an adjacent services block.
3. Old housing areas for service staff are being redeveloped by the Central Public Works Department for which they seek our advice only to ensure that by-and-large they conform to the Comprehensive Conservation Management Plan (CCMP) prepared by INTACH in 2015. For instance, the President had wanted a Tribal Museum adjacent

to the new President's Museum complex, which has been dropped because of issues raised by the Delhi Urban Art Commission based on the CCMP.

4. Work on the restoration of the Stables, and the construction of the "Babbling Brook" is in progress.

A.G. Krishna Menon
New Delhi, May 12, 2025

Newsletter

One newsletter was issued in 2024-25. Articles included:


- HRH The Duke of Gloucester's visits to Munstead Wood and Castle Drogo
- *Sir Edwin Lutyens - Britain's Greatest Architect?* Review of a new book by Clive Aslet
- Recollections of the first recipient of the Lutyens Trust America Travelling Fellowship
- Report of the visit to 55 Broadway and St James's Park Station, London
- The planting of two holm oaks in the reinstated avenue of trees at Hestercombe Gardens

Trustees' Responsibilities

Charity law requires the trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the Trust and of the financial activities for that period and adequately distinguish any material special trust or other restricted funds. In preparing those accounts, the Trustees are required to:

- Select suitable accounting policies and apply them consistently to make judgements and estimates that are reasonable and prudent.
- State whether the policies adopted are in accordance with the appropriate SORP on Accounting by Charities and the Accounting Regulations and with applicable accounting standards, subject to any material departures disclosed and explained by the accounts.
- Prepare accounts on a going concern basis unless it is inappropriate to presume that the Trust will continue in business.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Trust and enable them to ensure that the accounts comply with applicable Accounting Standards and Statements of Recommended Practice and the regulations made under Section 44 of the Charities Act 2011 as amended. They are also responsible for safeguarding the assets of the Trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed by:

..... Dr Deborah Mays, Director

Date:

The Lutyens Trust
Independent Examiner's Report to the Trustees
For The Year Ended 31 March 2025

This report on the accounts of The Lutyens Trust for the year ended 31 March 2025, which is set out on pages 25 to 30, is in respect of an examination carried out under Section 145 of the Charities Act 2011 as amended.

Respective Responsibilities of Trustees and Examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.

Basis of Independent Examiner's Report

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

In connection with my examination, no matter has come to my attention:

- (1) which gives me any reasonable cause to believe that in any material respect the requirements

- to keep accounting records in accordance with Section 130 of the Act; and
- to prepare accounts which accord with the accounting records and to comply with the requirements of the Act.

have not been met; or

- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

I Shaw FCCA
12 Acorn Business Park
Northarbour Road
Portsmouth
Hants
PO6 3TH

Signed by:

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10/7/2025

The Lutyens Trust
Statement of Financial Activities
For The Year Ended 31 March 2025

	Notes	2025 Unrestricted Funds £	Restricted Funds £	2024 Unrestricted Funds £	Restricted Funds £
Incoming Resources					
Subscriptions		17,078	-	12,931	-
Donations	(10)	3,909	-	2,293	-
Membership Events	(11)	35,387	-	43,800	-
Image and Introductory Fees		251	-	410	-
Interest Received		1,558	-	1,612	-
Goddards: Book Sales		430	-	307	-
		-----	-----	-----	-----
Total Incoming Resources		58,613	-	61,353	-
		-----	-----	-----	-----
Resources Expended					
<u>General:</u>					
Trust Manager Remuneration		15,894	-	15,308	-
Membership Events	(12)	29,128	-	35,568	-
Printing, Stationery and Postage		642	-	1,106	-
Accountancy		1,512	-	1,440	-
Insurance Liability & Assets Held at Goddards		7,071	-	2,471	-
Sundry Expenses	(13)	1,269	-	2,354	-
Depreciation	(3)	308	-	57	-
Gazetteer Project		1,876	1,075	-	1,160
Archive Project		1,821	-	1,732	-
Harson Archive Project		-	-	-	36
Website/Systems Project		-	-	6,483	426
Newsletter services		2,775	-	4,388	-
Paypal and Bank Charges		557	-	387	-
		-----	-----	-----	-----
		62,853	1,075	71,294	1,622
		-----	-----	-----	-----
<u>Goddards:</u>					
Telephone and Broadband		521	-	471	-
Cost of Books Sold		128	-	49	-
Library Repainting		-	-	504	-
Sundry Expenses		144	-	144	-
		-----	-----	-----	-----
		793	-	1,168	-
		-----	-----	-----	-----
Total Resources Expended		63,646	1,075	72,462	1,622
		-----	-----	-----	-----
Net Incoming/(Outgoing) Resources For The Year		(5,033)	(1,075)	(11,109)	(1,622)
		-----	-----	-----	-----
Balance Brought Forward at 1 April 2024		99,874	8,340	110,983	9,962
		-----	-----	-----	-----
Balance Carried Forward at 31 March 2025		£94,841	£7,265	£99,874	£8,340
		=====	=====	=====	=====

The Lutyens Trust
Balance Sheet as at 31 March 2025

	Notes	2025		2024	
		£	£	£	£
Tangible Fixed Assets	(3)		47,122		45,919
Current Assets					
Stock	(4)	203		331	
Debtors	(5)	4,476		13,415	
Cash at Bank and In Hand	(6)	96,023		102,730	
		-----		-----	
			100,702		116,476
Creditors					
Amounts Falling Due Within One Year	(7)	(43,018)		(51,481)	
		-----		-----	
Net Current Assets			57,684		64,995
			-----		-----
Total Assets Less Current Liabilities			104,806		110,914
			=====		=====
 Represented By:					
Unrestricted Funds					
Revaluation Reserve			2,700		2,700
Profit and Loss Account (Unrestricted Funds)			94,841		99,874
Profit and Loss Account (Restricted Funds)					
- Monument Trust Grant			6,365		7,440
- Goldman Sachs Restricted Grant #2			900		900
			-----		-----
			104,806		110,914
			=====		=====

Signed on Behalf of the Trustees:

.....

Charles Hind - Chairman

Approved by the Trustees on 7th June 2025

The Lutyens Trust
Notes to the Accounts
For The Year Ended 31 March 2025

1. **Accounting Policies**

Basis of Accounting

The accounts are prepared under the historical cost convention and are in accordance with applicable accounting standards and the Statement of Recommended Practice on Accounting and Reporting by Charities and the Charities Act 2011. The principal accounting policies have remained unchanged from the previous year.

Income

Income is dealt with on a cash received basis.

Depreciation

Photographic equipment – straight line at 33 $\frac{1}{3}$ %
Computer equipment – straight line at 33 $\frac{1}{3}$ %
Furniture and equipment – 0%
Lutyens Clock/Letterbox – 0%

Depreciation has not been provided in respect of furniture and equipment in the library at Goddards nor in respect of the Lutyens Clock/Letterbox. These assets are shown at valuation.

Stocks

Stocks are valued at the lower of cost and net realisable value.

2. **Freehold Property**

The property known as Goddards, Abinger Common, Surrey was donated to the Trust in 1991. It was valued at £750,000 in 1990.

The property has not been capitalised because it is considered to be a Heritage asset central to the objects of the Trust.

On 19 April 1996 the property was leased to The Landmark Trust for a duration of 99 years, consideration for the lease being that The Landmark Trust maintains the property. This asset is excluded from the Balance Sheet because the Trustees are of the opinion that significant costs would be involved in the reconstruction and analysis of past accounting records and in valuation which are onerous compared with the additional benefit derived by users of the accounts in assessing the Trustees' stewardship of the assets (SORP {revised 2005} Chapter A3 paragraph 283b). The Trustees, following a review, also consider the Lutyens Clock/Letterbox to be a heritage asset.

The Lutyens Trust

Notes To The Accounts For The Year Ended 31 March 2025 (continued)

3. Fixed Assets

	Lutyens Clock / Letterbox	Furniture and Equipment	Photographic Equipment/ Laptop/ Scanner
	£	£	£
<u>Cost and Valuation</u>			
Valuation at 1 April 2024	25,000	20,807	169
Cost at 1 April 2024	-	-	6,654
Additions at Cost	-	-	1,511
Revaluations	-	-	-
	-----	-----	-----
Valuation at 31 March 2025	25,000	20,807	169
Cost at 31 March 2025	-	-	8,165
	-----	-----	-----
Depreciation			
At 1 April 2024	-	-	6,711
Provided For In Year	-	-	308
	-----	-----	-----
At 31 March 2025	-	-	7,019
	-----	-----	-----
<u>Net Book Value at 31 March 2025</u>	25,000	20,807	1,315
	-----	-----	-----
<u>Net Book Value at 31 March 2024</u>	25,000	20,807	112
	-----	-----	-----

The furniture and equipment in the library at Goddards is valued at £20,807 by the Trustees. The Lutyens clock/letterbox is valued by the Trustees and any reduction in value is shown as extraordinary expenditure in the year under review. In the opinion of the Trustees these values reflect the current market value.

4. Stock

	<u>2025</u>	<u>2024</u>
Books for Resale	£203	£331
	-----	-----

5. Debtors

Other Debtors	£4,476	£13,415
	-----	-----

The Lutyens Trust

**Notes To The Accounts
For The Year Ended 31 March 2025
(continued)**

	<u>2025</u>	<u>2024</u>
6. Cash At Bank and In Hand		
Current Account	14,411	11,151
Business Premium Account	74,277	79,753
National Savings Bank	3,398	3,364
Cash	3,937	8,462
	-----	-----
	£96,023	£102,730
	=====	=====
7. Creditors		
Amounts Falling Due Within One Year: Accruals	£43,018	£51,481
	=====	=====
8. Charitable Status		
The Trust is a registered charity number 326776.		
9. Trustees		
During the year the Trustees received no remuneration but received payment only for reimbursement of out of pocket expenses amounting to £399 (2024: £832).		
10. Donations Received		
Individual Donations	£3,909	
	=====	
11. Membership Events Receipts		
Goddards Study Week	2,330	
Summer Lunch	2,123	
November Walking Tour Mayfair 2025	890	
Lambay Tour	13,471	
Northumberland Tour	12,270	
Clive Aslet Lecture	349	
55 Broadway Tour	270	
Christmas Lunch	3,684	

	£35,387	
	=====	

The Lutyens Trust

**Notes To The Accounts
For The Year Ended 31 March 2025
(continued)**

12. Membership Events Expenses

Goddards Study Day	1,657
Clive Aslet Lecture Expenses	74
Summer Lunch Expenses	1,567
November Walking Tour Expenses	240
Lambay Tour	11,875
Northumberland Tour	10,887
Christmas Lunch	2,828

	£29,128
	=====

13. Sundries

Governance Expenses	100
Goddards Liaison Committee Expenses	80
Chinthurst Hill Refund	40
Maintenance of Website	845
Zoom Pro Subscription	156
Miscellaneous Expenses	48

	£1,269
	=====

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wheelton56@hotmail.com

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Agent Delivery Events

Status

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Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Carbon Copy Events	Status	Timestamp
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Charles Lutyens

charleslutyens@gmail.com

Security Level: Email, Account Authentication
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