Officers and Committee - Trust Annual Report 1999-00

President	The Hon. Sir Peter Ramsbotham, G.C.M.G., G.C.V.O.	
Chairman	R.B. Merton Esq.	17 Clifton Road, Winchester
Deputy Chairman	M.T. Carden, Esq., A.A.Dip., R.I.B.A.	21 Edgar Road, Winchester
Hon. Treasurer	Capt I F Grant RN	Silence House, Finches Lane, Twyford
Hon. Secretary	Mrs R. Thomas	Braye House, New Farm Road, Alresford
Committee Members	R. Attfield Esq.	
	Cllr. D. Awell Esq.	
	Mrs S. Carden, BA	
	Cllr. H.R, Cole, BA	
	Miss G.M. Collymore	
	Mrs P. Edwards	
	Mrs R.A. Kinnaird Smith, CertCons, ConsCert	
	K.C. Leaman, Esq. RIBA	
	N.A. McPherson Esq., B.A., BArch, RIBA, MA, MSIA	
	Mrs P. Neyroud	
	A. Proudman, Esq.	
	Capt. A.L.L. Skinner, R.N.(Ret'd)	
	Major A. Trimmer OBE	
Auditors		Brooking Knowles & Lawrence

Chairman's Report - Trust Annual Report 2000

The Work of the Trust

At the outset I would like to thank, on your behalf, all the activists, both those who are members of the Trust's Council of Management and those from the membership at large, who put in many hours of work in furtherance of the Trust's aims and objectives. It is not possible to mention everyone involved, but I would like to single out some of the principal players.

Shione Carden is the chairwoman of the Trust's Development Control Panels. Under her guidance the members of the two panels examine all the planning applications being processed by the City Council's Planning Department that affect Winchester and its landscape setting. The Trust's objections, if any, together with their comments are passed to the Planning Department and subsequently incorporated into the agendas for Planning Committee (Development Control) meetings.

Antony Proudman chairs the recently formed Policy Group, the inception of which was suggested by our President, Sir Peter Ramsbotham. In the past the Trust never had a formal approach to the formation of policy but reacted when a new threat appeared on the horizon. The group's first task has been to formulate a strategic vision for the future of Winchester, which will be circulated to you all in due course. Its production has involved much work by the Group and its final form, when issued, will have been approved by the Trust's Council. Other policy documents will follow.

The Trust's youth education programme, the Chippindale Venture, is led by Keith Leaman and supported by members of the Trust, with help from people drawn from locally based firms of architects and other professions. The Secretary of the Venture is Pam Moore who finds the people to run the activities (usually one activity a year) and generally coordinates the workings of the group. Keith, Pam and all those involved put in much time and effort working up the annual workshops or other events. They all do a great job in making the young people aware that good buildings and their surroundings don't just happen. The chosen site, the form of the building, and its design to serve a given purpose, all influence the outcome of the scheme. Next year's project is an exciting one but, as yet, is still in embryo.

A popular feature of the Trust's activities is the programme of Summer Walks around our City that are organized by Nick McPherson. This year he has managed to arrange 15 walks for our entertainment and enlightenment. Some of them are hardy perennials, but subjects with a different perspective of our City appear in each new programme. They don't just happen; someone has to organize them and ask the walk leaders to give up their time on Thursday evenings to entertain us. We are very grateful to Nick and to all those involved for making 'The Walks' so interesting, varied and enjoyable.

The new computer is now fully commissioned, thanks to the time and expertise put in by Dick Selwood, the Trust's IT consultant, who accepts no fee for his work. From the outset the machine behaved in a most bizarre and unhelpful manner, much to Dick's frustration. He finally managed to tame its wayward behaviour and it more or less succumbed to his ministrations after a long, tedious and frustrating battle. Thanks to Dick, the Trust's database is now correctly configured, and the machine is also now able to receive and send fax transmissions and e-mail. The electronic addresses for these facilities are recorded elsewhere in this report. We are very grateful to him for his valuable work on the Trust's behalf.

I would also like to thank Ian Grant, our Treasurer, for overhauling many aspects of the Trust's accounting and administrative procedures. One measure of this is that although the membership has declined slightly, the money collected in subscriptions has increased. New procedures, the new database and much hard work have all helped to keep track of subscriptions and brought about this state of affairs.

Gill Collymore most ably coordinates the periodic Design Awards of the Trust. She prepares all the paper work involved, finds a suitable Chairman and assembles a panel of judges. They then meet to scrutinize the nominations, a process that takes at least two days. The process is now complete for the year 2000 and the announcement of the results will take place on 6th November at the AGM.

The new Articles and Memorandum of Agreement have been prepared and have now been approved by the Charity Commission. It was a huge task carried out very competently, and with meticulous attention to detail, by Alan Langley, a member of the Trust. His labours saved us a huge legal bill and a testimony to his work was the very few changes to the draft suggested by the Trust's lawyers or the Charity Commission; for this we are immensely grateful.

Administrative Support

All these activities require administrative support in the form of premises, printing, postage, stationery, telephone bills, motor mileage, and the salary of our Secretary. Over the year, the cost of these adds up to a sizeable total, which when taken at face value seems to absorb a disproportionate amount of the Trust's income. However to get this expenditure in true perspective, the bill must be set against the work accomplished by those who man the various committees and projects of the Trust. They are in the main professional people who give all their time and expertise free. If we were paying for their services we simply could not afford to continue the work of the Trust; equally, if we did not support them, they could not achieve so much. It is the opinion of the Trust's Council of Management that we are getting excellent value for money.

Pressures on the City

Apart from the every day pressures from house owners, builders and developers to enlarge their property or to fit as many dwellings as they can on to every scrap of land, there are larger schemes lurking in the wings that could seriously impact on the character of our City and its setting. These can be summarised as:

On the perimeter

Bushfield/Badger Farm area	Housing – Church Commissioners
	Park & Ride – County & City
North Winchester	Housing – Cala Homes
	Park & Ride – County & City

In the City

Broadway/Friarsgate area	Re-design of the whole area to provide a mix of retail, housing and leisure - a developer and the City

In principle the Trust is opposed to any development on the perimeter that will affect the setting and ultimately the whole character of the City. If change has to occur the

Trust's aim will be to see that it is carried out in a way that is sympathetic to the City at large and is of a high order of design.

The Trust is by no means opposed to the re-development of the Broadway and Friarsgate area. But the over-riding consideration must be to make a good City in which to live; that implies that the design and the materials used must be of the highest quality. After all, what ever is produced is going to be with us and with our successors for a long time after the last brick is laid. Until such time as a foolproof brief is produced to guide the developer, it is not possible to be more specific. The mix of buildings should be high-density housing and retail premises (in some cases with the latter above the former), interspersed with attractive public open spaces where pedestrians have priority.

The Bushfield Area

The Bushfield area is of enormous importance as an open and natural backdrop to the incomparable views of St. Cross from the east. Screening of any development on this wonderful piece of open countryside is not an option, so it should be left alone. It is already a popular informal recreational area. It would be far better to develop the existing Bar End sports fields that presently seem to be rather underused.

R.B. Merton Chairman

Development Control Committee - Trust Annual Report 2000

The trend towards increased residential accommodation in the city-centre has continued throughout the year, and it seems that almost anything can be converted to this use, from rooms over shops and basements beneath them, to the refurbishment of groups of structures such as the New Inn in Staple Gardens and the buildings in the adjoining Blanchard's Yard.

Conversions can include new buildings, as at Staple Gardens and St Peter's Street, but conversions in the High Street often involve a Listed Building and here the approach has to be different. Clearly the retention of the High Street facade is of prime importance, as is the character of the Listed Building behind, where its structure retains much of its original integrity. Sadly, this has often already been compromised by the many alterations which have taken place over the years in the hinterland between the High Street facade and the street behind, and this type of development can therefore involve considerable demolition of the secondary structures behind the Listed Building.

An example of this is the conversion at present taking place between 130-133 High Street, a Listed Building that is to be retained, and 79-85 St George's Street, which has been demolished to make way for new shops with flats above. This development will provide a central, raised open area for residents, as will a similar scheme behind 70 High Street (until recently Whitwams), which will replace the existing nondescript buildings in St Clement Street with a new residential block.

On other occasions the scheme may involve the demolition of everything on the site to make way for a completely new development. This has already happened on the old Marston Brewery site, where a high-density scheme is partially hidden behind the tall flint walls on City Road and the buildings on Hyde Street; and another is to be built on the nearby ex-Evans Halshaw garage site in Hyde Street. While the loss of the quiet green expanse of the bowling green on the Marston site might be regretted, a residential development in place of the garage is very welcome.

Other proposals are less clear-cut, such as the proposed development at 75-79 Eastgate Street. Here circumstances are different from those in Hyde Street, where the garage site occupies a large square area and the street frontage is only a small proportion of the development. In Eastgate Street the development will run parallel with the road and will therefore have a greater effect on the character of the street. It was originally proposed to demolish all the existing buildings on the site, but local residents succeeded in getting the quirky little Mildmay building listed, and at the time of writing a scheme that retains the Mildmay in an acceptable way has still to be agreed.

The Trust welcomes the fact that more people are now living in the centre of Winchester, because this should be good for the local environment - in a city devoid of people after the offices and shops are shut, watchful eyes over the shop help to deter the vandalism which occurs when those frequenting the restaurants and pubs stagger home after their evening out. And this of course is the drawback for those living in the city centre, because they are disturbed in the late evening and their property may well be despoiled by the noisy revellers on their way home. Given sufficient attention, this should not be an insuperable problem, and it is certainly one that has to be solved if Winchester is to house the large number of new residents that central government feels it should.

The question of increased housing density has caused considerable debate in the Trust Council, and a policy of how to incorporate it into an historic city such as Winchester is in the process of being formulated.

For the panels looking at the weekly lists of planning applications the need to accommodate greater density within the city centre is on the whole easier to cope with than the schemes wanting to do the same further out, for here increased density could well be detrimental to the character of the neighbourhood. The sites are often in Conservation Areas, which have been designated as such because of the characteristic style of development in the neighbourhood, and where this occurs we feel the important thing is that the new scheme should sit comfortably with this character, both architecturally and spatially. This does not mean that the style should ape or be a pastiche of the buildings around it for, provided its scale is in keeping with its neighbours, a good modern design will often be appropriate. It would be good to think that future generations might be able to identify the period of a house built today by its character and design – something that would be rather difficult to do with many of the houses that are mushrooming up around the city.

Each scheme therefore has to be considered on its individual merit according to local conditions, and consequently at first glance some of the decisions made could seem somewhat arbitrary and illogical. For example, sometimes the higher density of a

terrace is felt appropriate in an area of lesser density because its massing and the spaces around it are in keeping with is neighbours while on other occasions it is not. Unfortunately there are no hard and fast rules about what will be acceptable, for it would be much easier if there were!

Winchester is very fortunate in having many mature trees in comparison with some other cities, and it is important to try to retain them: fortunately the Planning Officers and the Trust are as one on this. We also have many sizeable "mature" houses, and - as members will have gathered from recent Newsletters - where their retention is felt important for the preservation of the character of the neighbourhood, the Trust is trying hard to save them from the predations of those wishing to make a fast buck by knocking them down and replacing them with high density developments that are uncharacteristic of the surrounding area.

Shione Carden
Chairwoman, Development Control Committee

Summer Walks - Trust Annual Report 2000

This year we celebrate the second millennium and it was therefore felt appropriate to increase the number of Summer Evening Walks to fifteen. By starting on the first day of June, we were able to take advantage of Summer Time and carry the programme through until early September.

At the time of writing, only once has rain affected attendance, and despite this we have generally had meetings of 35 or more participants. The one at Winchester College took place on 27th July and was led by the inimitable Patrick Maclure, Chairman of the Friends of Winchester College. This proved to be particularly well attended, and was followed by what is always a popular venue — the Hospital and Chapel of St Cross, led by our Deputy Chairman Michael Carden.

We have also been fortunate in persuading Canon Keith Walker, the Cathedral Librarian, to lead us on a fascinating journey through the art in the Cathedral.

I think we can assume that the Walks 2000 season has been the best and most varied to date. Thanks are due to everyone — both walkers and Walk Leaders — for this continuing success.

Nick McPherson
Summer Walks Organiser

Hockley Viaduct - Trust Annual Report 2000

I am delighted to say that this year has seen a great leap forward after the depressing report I gave last year. Tony Langridge, Chief Estates Officer of Winchester City Council, called a further meeting of all interested parties in the Spring. This meeting was well attended by City Councillors as well as a member of the Hampshire Buildings Preservation Trust. We have been able to persuade Hampshire County Council to support the application for listing which is the key to releasing funds for repair and conversion into a proper public right of way. The Chairman of Winchester City Council Planning Committee grasped the sword to cut the Gordian Knot and said the City would apply for the listing. This was really good news for all of us and to support the City, Dr Edwin Course and I have set up the "Friends of Hockley Viaduct" newsletter to keep everyone informed and interested during the period of the conservation of the viaduct. The City for its part has undertaken access work off the Hockley link road at the west end so it is now possible to walk across the viaduct.

An informative plaque has been placed just by the Hockley lights at the end of the parking lay-by. It is intended to ask the Mayor formally to unveil the plaque and we are hoping to have a steam lorry present and also launch the "Friends of Hockley Viaduct" newsletter (subscription £2 to cover postage etc). I must express my thanks to Hampshire Workspace and the City for their support with the newsletter. The Chairman of the Planning Committee believes that he knows of a suitable signal post to replace the one on the viaduct that was removed.

Our thanks are due to Tony Langridge for his continual efforts and to the City councillors, Parish Councillors and all the other various organisations that have expressed a determination to see the viaduct back as an amenity for the city and a huge "advert" for Winchester to those passing by on the M3.

Chris Webb
Hockley Viaduct Coordinator

Accounts for the year ended 31 March 2000 - Trust Annual Report 2000

This has been a further year of great change for the Trust. During the period of these accounts the Trust has commenced activity as a landlord. Because of this, the Council has decided as an exceptional measure to publish the full accounts for 1999/2000 in this report.

Objectives of the Trust

The aim of the Winchester Preservation Trust is to preserve the essential character of the City of Winchester and its setting.

The Memorandum and Articles of Association are available for inspection by appointment at the Trust's Registered Office.

Review of the development activities and achievements of the Trust in the year

In this financial year a major overhaul has been carried out of the Trust's membership list so that members' details and their subscription records are correct. Today the Trust can prove a membership of some 880 institutions, corporate bodies and individuals. It is these that give authority to the Trust's policies, advice and views. This and several other administrative activities are essential to allow the Trust to turn its attention to its main role.

Another major task which is planned to be presented to the membership this autumn is a total review, and where necessary amendment, of the Trust's Memorandum and Articles of Association, to ensure that these comply with legislation and best practice for both Registered Charities and Companies. This activity will inevitably inflate administrative costs above those of obvious charitable activities, but is of importance in furthering the Trust's charitable aims.

The majority of the Trust's charitable work is carried out by members of the Trust who give their professional and personal skills free of charge. The annual accounts do not, and cannot, reflect the quantity, diversity and value of this input save possibly in providing an administrative base to coordinate members' efforts.

A prime factor in achieving the Trust's aims is to keep the membership informed of all the projects and functions that the Trust undertakes. Again, the compilation and editing of two newsletters a year is a vital and integral part of the Trust's function of informing other agencies, its membership and the citizens of Winchester. These costs appear under administrative headings such as printing and postage.

The accounts show specific projects which have been funded in whole or in part by the Trust.

The Council believe that having devoted much effort in the last two financial years to developing and restoring its headquarters in Winchester and to overhauling the administration that is fundamental to its work, that work will be thus enhanced in the years ahead.

Financial Review

This year the level of income from stock exchange investments has fallen. This reflects the sale in 1999 of some of the investments to fund the purchase and conversion of the Trust's leasehold premises.

This reduction has been partially offset by the trust starting to receive rent from the tenants of the two flats.

The trust's expenditure on projects core to its aims is noted in these accounts and shows a substantial increase.

Investments

Rathbone Neilson Cobbold continue to act as advisory managers in respect of the investments held by the trust. Investment decisions are made in accordance with the powers available to the Trustees.

Conversion of the Heritage Centre

The conversion work is now largely complete.

Committees - Trust Annual Report 2000

Committee Chairmen and Officers

Archives:	Mrs R. Kinnaird Smith, BA, CertCons ConsCert	56 Parchment Street, Winchester
Development Control:	Mrs S. Carden, BA	21 Edgar Road, Winchester
Newsletter Editor:	Mrs W. Waldron	
Photographic Library:	Mrs R. Kinnaird-Smith & K.L.Leaman Esq.	
Chippindale:	K.L. Leaman, Esq.	Foyers, Bartley Road, Woodlands, Southampton (Ashurst 2240)
Policy Group:	A. Proudman Esq.	Stable Cottage, Marsh Court, Stockbridge

Association with Other Bodies

Registered with:	Civic Trust
	Southern Comfort
	Winchester Archaeological Rescue Group
Corporate Member of:	Hampshire Archives Trust
	Hampshire Gardens Trust
Represented on:	Winchester Road Safety Council