Officers and Committee - Trust Annual Report 1966

President	Admiral Sir William Andrewes K.B.E., C.B., D.S.O.	Sparkford House, St Cross Road, Winchester
Vice President	The Very Reverend O.H. Gibbs-Smith, C.B.E.	Dean of Winchester
Vice President	Lady Charlotte Bonham-Carter	
Vice President	Ralph Dutton, Esq., F.S.A.	
Chairman	Mr F.D.E. Pare, D.F.A.(LOND.)	Abbey Mill House, Colebrook Street, Winchester
Hon. Treasurer	Mr P. Longhurst	Barlclays Bank, Winchester
Hon. Secretary	Miss C. DE C. Hamilton	Colebrook Cottage, Colebrook Street, Winchester
Committee Members	Mr J. A. Broughall	13 Christchurch Road, Winchester
	Mrs W.J. Carpenter-Turner, J.P.	10 The Close, Winchester
	Mr W.J. Carpenter-Turner, A.R.I.B.A.	10 The Close, Winchester
	Mr G. S. Course	Fairgirth, 60 Chilbolton Avenue, Winchester
	Mr G. Crompton	60 Canon Street, Winchester
	Mr J.R. Darling	8 College Street, Winchester
	Mr M.C. Gardener	Kingsland House, Chesil Street, Winchester
	Mr G. Gore-Langton	60 Hyde Street, Winchester
	Mr M.H. Hughes	Turret House, Brambridge Park, Bishopstoke
	Mr R.L.P. Jowitt	Gore Grange, New Milton, Hants
	Sir John McNee, M.D., D.S.C., F.R.C.P.	Barton Edge, Worthy Road, Winchester
	Miss J.Roach	6 St Cross Road, Winchester
	Mr R. Sawyer, F.R.I.C.S.	44 St Cross Road, Winchester
	Mr D.J. Smith, F.R.I.C.S.	78 Parchment Street, Winchester
	Mr R.D. Utting, A.R.I.B.A.	Chalk Hills, Crawley, Nr Winchester

Miss E. Viney	"Antiques", Chesil Street, Winchester
Mr W.D.R. Weller	25 St Thomas Street, Winchester

Mrs. Carpenter-Turner - Trust Annual Report 1966

All members of the Trust will be delighted to congratulate Mrs. Carpenter-Turner on her election as Mayor of Winchester during the present year. She has been an indefatigable foundation member of the Trust. As a very distinguished local historian she has done more than anyone to arouse the interest of citizens in the unique historic city where it is their good fortune to live. For many years her lectures and guided tours have been one of the most popular features of the Trust. Her chairmanship of the Appeals Committee has been brilliantly successful in saving St. Peter Chesil Church, and giving this ancient Mediaeval Church an important place in the life of the community as the Winchester Little Theatre.

New Developments - Trust Annual Report 1966

If you stand with your back to Sherriff & Ward's in the High Street and look northwards along Middle Brook Street, you are confronted with what must be Winchester's worst view. This is at the heart of commercial Winchester near the largest car park, and seen by every shopper coming into the town. This is an example of the worst kind of urban redevelopment.

The main elements of the scene are branches of two of the largest and wealthiest multiples in the country, one on your left and the other to the right. The proprietors of the latter are known to be patrons of the arts, yet the building is one of the most commonplace imaginable.

In the middle distance is the new Post Office, surely one of the most undistinguished recent buildings in Winchester. Completely characterless, it could appear in the High Street of any ordinary town throughout the length and breadth of the land. Anything so dull should not find a place here.

As you survey the scene, the centre is occupied by the clumsy mass of the Bingo Hall. Admittedly never intended to be seen in this detached way, it is revealed in all its stark unattractiveness. This was not an attractive area, but clearance and rebuilding presented a wonderful opportunity. How is it that there was no insistence on something better for Winchester?

The City Council themselves have set a fine example in the Casson block, facing the new Post Office. At the far end of Middle Brook Street in Park Avenue, at the river's edge, the County Council have also set a splendid example in the new School of Art.

The resources and wealth of the country have never been greater than they are today, yet never have general standards of building been so abysmal. To say that we cannot afford good building is nonsense. It is essential that we do afford good building. This is about people and the way they live. If one fraction of the effort required to get rockets on the moon or on defence were devoted to design for living, our cities could be places worth living in.

Creating an environment whose only virtue is reasonable hygiene is inexcusable. Our ancestors' buildings had humanity even if they lacked first rate sanitation.

The picture is mercifully not all dark. As well as the two new buildings of the Local Authorities, there are two splendid restorations. Winchester is greatly indebted to two outside interests, the National Provincial Bank and Northampton Town & County Building Society. The former has retained and restored their facade on the original site, while the latter has restored one of the most important buildings at the Butter Cross.

This is enlightened Preservation, essential to the City, and it is good news that Messrs. Boots are restoring the frontage of neighbouring premises recently acquired. In this way the work of preservation in Winchester is proceeding well.

At present we must express most concern about the design of new buildings other than those of the Local Authorities. William Deacons Bank which, with the Casson Block this year received a Civic Trust Award, is the example which most readily comes to mind as a good building for modern Winchester. It is to be hoped that the Corporation will press on with the development of the Brooks area. Most of this now presents a very desolate aspect. Here is a wonderful opportunity to create a new and attractive part of the city. It must not be lost.

Natural and Artificial Cities - Trust Annual Report 1966

The essay entitled "A city is not a Tree" by Christopher Alexander, was selected for one of the 1965 Kaufmann International Design Awards. The writer is a member of the Faculty of Environmental Design at the University of California. He is also a mathematician and architect.

Those cities which have grown more or less spontaneously he terms "natural cities", and those which have been deliberately created by planners, either in part or in whole, as "artificial cities". Winchester is an example of the former and British New Towns of the latter.

Artificial cities, he points out, have some essential ingredient missing, and attempts to create cities artificially are, he submits, entirely unsuccessful.

It is noted that architects themselves like living in old houses in preference to new ones. The general public regards the growth of new cities as a sad necessity and escape whenever possible to old cities. In other respects people like to move with the times, and the rejection of the modern artificial environment expresses a longing for some quality which escapes their grasp. Although many designers and architects are trying to solve this problem, the results have rarely approached success.

It is vital to try and discover what gave these old towns life, and it is equally vital to preserve the cities which have this quality. It is the one thing which we cannot now re-create.

Alexander believes that cities have been created by planners with the growth pattern of a tree, and while this seems logical at first glance, it leads to the isolation of each extremity. Instead he prefers the plan of a semi lattice which gives a much more diverse pattern of development.

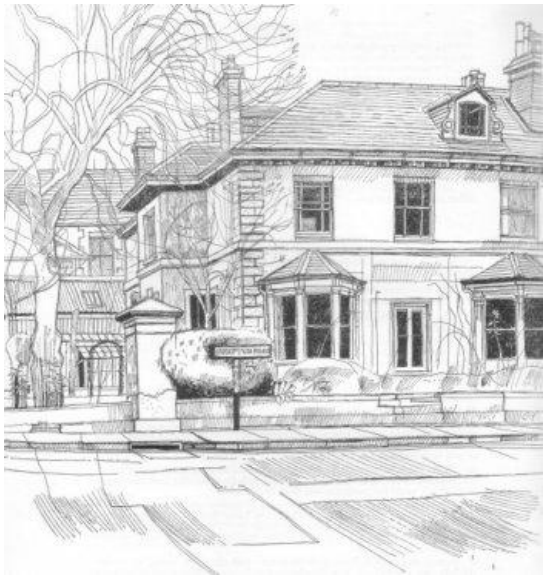
This concept might well be kept in mind when considering Winchester's Traffic Plan. The City is a receptacle for life. If the receptacle is cut across with a major road, the life within will be cut to pieces.

The Traffic Plan - Trust Annual Report 1966

The foregoing paragraphs are relevant to Winchester's newest problem, the City Map, produced by the County Council's Planning Officer and his staff. In appraising this, it is necessary to bear a number of factors in mind. The first is, that his plan should be for the year 2000 A.D., not 1975 or even 1980. Traffic is bound to be quite different by then, not only through technological development, but also because every town in the country cannot possibly be changed with sufficient rapidity to meet such a situation. Another solution will have to be found to the problem of transporting the much increased population about their daily lives, both outside and within the cities. Today's planners have somehow to be visionaries with the distant future in mind.

To impose an artificial system of roads on a natural city arouses the gravest misgivings.

At the Town Meeting of July 26th the Preservation Trust put forward their views, which are reproduced here.



Drawing by Garrick Palmer

A typical property at the corner of Christchurch Road and Compton Road, which would be seriously affected by the traffic plan. This would become a busy thoroughfare and the garden would be cut in two destroying the quiet residential area.

Statement made by the Chairman representing the views of the Winchester Preservation Trust, and read at the Town Meeting held at the Guildhall on Tuesday, 26th July, 1966:

The Winchester Preservation Trust gives full support to the stated aims of the Plan as set out in Paragraph 12 of the Winchester Town Centre Map.

The Trust wishes to put forward the following observations on the Plan as presented:

1. The Trust fears that there is already a tendency to turn Winchester into a dormitory town, because building land is available in the vicinity and the roads to get to other towns are becoming greatly improved, Such a course must be resisted, as Winchester should remain a balanced and self supporting community.
2. An increase in parking places would be welcomed. Planning permission for every sizeable business development should be conditioned upon the provision by the applicant of adequate car parking facilities.
3. Traffic growth must be considered together with shop and business development. A limit must be placed on growth which cannot be served by existing roads. There is not enough emphasis on this necessary quality of planning. More shopping facilities should be provided in new residential areas.
4. The Trust is particularly involved and interested in the Chesil Street area, on account of the restoration of St. Peter Chesil Church for which they have raised over £10,000 and would like particular care taken in this area.
5. The Trust opposes comprehensive commercial development in the Sussex Street and City Road area, and between Jewry Street and Tower Street. To

allow business to develop in this area can only intensify the traffic problem which the Sussex Street Car Park and road widening is designed to cure. Business halts traffic, which must be allowed to flow in this area.

6. Control Policy. The Trust agrees in general with the points raised, but makes the following reservations. Not all scheduled buildings or those listed in Garton's report are shown in this map, nor are properties belonging to the County Council, such as Trafalgar House. (See list at the end of statement.)

More attention should be paid to the north side of the Broadway. The India Arms is shown, but there is an important group nearby whose scale should not be altered. This is almost the last area in the High Street in which local business takes place. One would like to see this group retained and not surrendered to the multiples. These buildings contribute much to the individual market town atmosphere of the City.

The Trust welcomes the greater degree of control to be exercised over certain classes of development of a minor nature which are usually exempted, and welcomes the recommendation to adopt an Article IV direction which could be extended.

More roads should be shown as "not to be widened".

With regard to traffic, the Trust sees no reason to modify the views put forward at the Town Meeting in July 1964.

The new proposals for the south of the City with a bridge over the Romsey Road may be a better solution in terms of traffic flow, but will be no less offensive visually.

These new proposals have an ameliorating effect in the Beaufort Road and Edgar Road area, but this is at the expense of properties in St. James Lane. The new proposals do not safeguard the village of St. Cross which will inevitably be destroyed, nor do they improve the position of areas bordering Christchurch Road and St. James Terrace. It is unfortunate that St. Cross does not appear on any map; the Trust regards this as a serious omission.

It is understood that since the Public Meeting called to consider the Traffic Plan the City Council has approved, in principle, the purchase of the surplus railway land within the City, including the Chesil tunnel. The Trust considers that some of this land, and perhaps the tunnel itself, could be used with advantage in connection with the Traffic Plan and recommends that further consideration be given to the link between North Walls and Bar End on this basis. This would have the advantage of making unnecessary the present proposals for the south of the city, which are the most difficult to implement.

Scheduled buildings on the Section 30 list not shown on the Winchester Town Centre Map as "buildings to be kept if possible".

Nos. 60, 61, 62, 63, 64 & 64A, 75, 85 High Street.
5 Upper Brook Street, Echo Offices.

Chemocke Hotel, St. Thomas Street (Nurses Home)
19 St. Peter Street.

The following are adjoining the road widening for Traffic improvements:

No. 1 Bridge Street (Old Mill Cafe). Owned by Council.
79 High Street and Westgate House.
1 and 2 St. James Crescent.
City Bridge, Ancient Monument.
Plague Monument.

The latest news of the Traffic Plan is that the proposal for the St. Cross-Romsey Road link is to be shelved until 1978. Many members of the Trust hope that long before that date, this part of the plan will have been abandoned. The twelve year reprieve does not remove the planning blight which now affects a very large number of good residential properties, but it does give an opportunity to reconsider the whole problem after the Kingsworthy link is completed, on the lines proposed in the statement at the Public Meeting.

Kingsworthy Link - Trust Annual Report 1966

While Winchester's traffic plan has been receiving so much consideration, the Kingsworthy Link has again received a setback by a 12 month deferment. Work should have started last January, and any citizen watching the continual procession of heavy goods vehicles along City Road, Jewry Street and Southgate Street can only feel angered by this further delay.

From 1955, when the scheme was first put forward, the situation has been getting steadily worse. The City Council has pressed for this new road as hard as they can, and it is hoped that at last the year 1967 will see the work started. This will enable the City Council to ban through heavy traffic and ease the situation for all.

The Civic Amenities Bill - Trust Annual Report 1966

This is a year in which Preservation of ancient cities has deservedly attracted more attention.

First of all, there is the report that five Historic Towns have been named for pilot studies for a new national policy on preservation and change. They are Bath, York, Chester, King's Lynn and Chichester.

The Minister of Housing and Local Government said that ways must be found to integrate preservation and planning policies with investment policies. The concept

behind the Minister's new scheme is to preserve whole historic quarters instead of single buildings, and blend preservation with modern traffic needs.

There is a new idea of compensation or "heritage bonuses" for owners of old properties who lose by not redeveloping it. The pilot studies have been inaugurated because not enough is known about the problems involved.

Consultants would examine the problems, recommend what should be kept and how best this could be done in economic, financial and physical terms, and what factors should govern change. From all this it is hoped that general policies will emerge. Building preservation orders would be maintained, and individual buildings would provide the essential foundations of the new building.

Then again, the only subject about which there has been agreement between the Government and Opposition benches has been on the Civic Amenities Bill. When this becomes Law, local authorities will be required to provide places where vehicles and rubbish may be deposited.

Mr. Duncan Sandys, moving the second reading of the Bill, said "It seeks to ensure that the planting of trees is given its due place in our town planning, and it seeks to remove eyesores, such as abandoned motor cars and rubbish dumps." Mr. Sandys also referred to the "scandalous" case of Silhill Hall near Birmingham, where a man deliberately destroyed one of the most perfect 14th century half timbered houses, which was covered by a building preservation order. This increased the value of the site by £15,000. The maximum fine of £100 was gladly paid. The Bill provides for an unlimited fine, prison, or both for such an offence, so that a defendant could secure no benefit from breaking the law.

The need for Preservation - Trust Annual Report 1966

Lord Kennet, Joint Parliamentary Secretary, Ministry of Housing and Local Government, has done great service to the Preservation movement by pointing out that buildings of historic and architectural interest are being destroyed in Britain at the rate of one every day, and this has been proceeding for the last eight years. This would make people wonder how long the 90,000 statutorily listed buildings would last. The Civic Amenities Bill should do much to improve this situation.

Central Developments - Trust Annual Report 1966

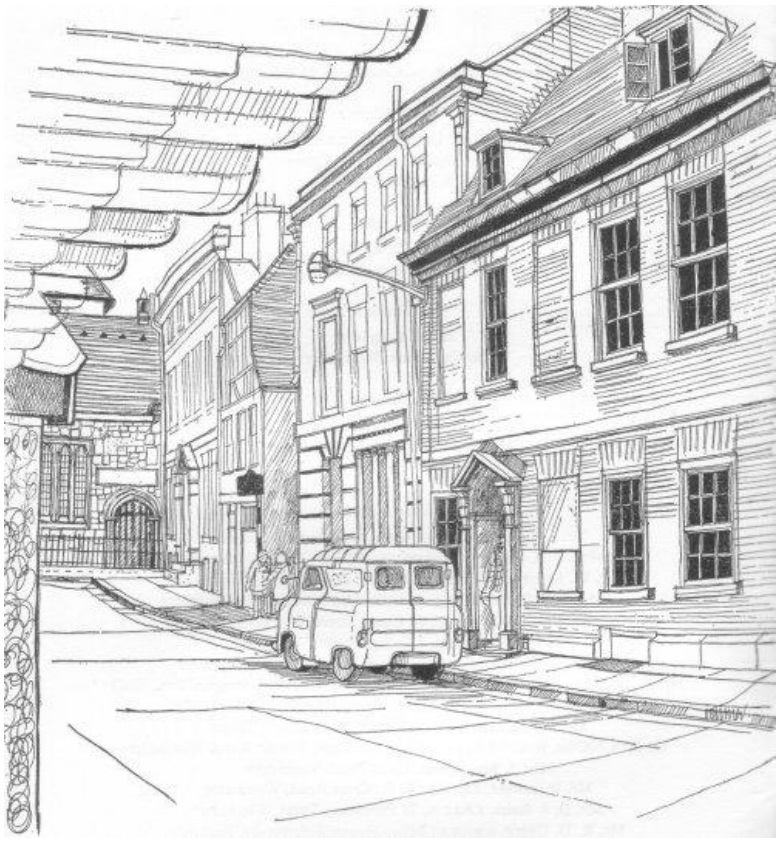
Members of the Preservation Trust were relieved to learn during the year that the proposal to build a new supermarket between Upper Brook Street and Parchment Street was rejected by the City Council, and this decision was upheld by the Minister after an appeal by the developers. It was plainly undesirable that large delivery vehicles should cause further congestion in these narrow streets, and the whole

concept would be quite out of scale with the character of the town, and the proposed materials would not have harmonised with existing buildings.

Hyde Gateway - Trust Annual Report 1966

The demolition of cottages by Hyde Abbey Gate has revealed an interesting portion of the old Abbey wall which has been hidden for very many years. Plans are in hand to renovate the gateway, which is in need of considerable repair, but it is anticipated that it will be some time before the work will be carried out.

Chesil Street - Trust Annual Report 1966



Drawing by Garrick Palmer

Buriton House in Chesil Street now undergoing restoration, forming an important group with St. Peter Chesil Church restored with funds raised by the Preservation Trust.

Members of the Trust will be glad to know that Buriton House has changed hands, and together with the Soke is to be renovated. With the two attractive town houses which stand between them, they form an important approach to St. Peter Chesil Church. The whole forms a very attractive group which will soon present a much better appearance than for many years.

The St. Peter Chesil Appeal - Trust Annual Report 1966

The Chesil Little Theatre occupying the restored Church of St. Peter Chesil has been in use by the Dramatic Society for some months for rehearsals and scene painting. On October 29th the first play was presented—"The House by the Lake", and the restored building officially declared open by the Mayor.

The Preservation Trust is very grateful for the support which has been given to this project by members and well wishers. It is extremely satisfying to see that this project has been brought to a successful conclusion.

So far the sum of £9,737 4s. 6d. has been paid for the restoration. This has been made possible by the generous interest of the Winchester Corporation to whom there is an interest free debt outstanding of £2,363.

To complete the work, including the cleaning of the outside of the building, a further £660 will be required, almost half of this is available in funds already collected for the appeal during the past few months. In addition a further Ministry of Works Grant of £1,000 has been awarded which can be used to reduce the debt. At the end of 1966 we shall be in the happy position of having paid for all the work but with an interest free debt outstanding to the Corporation of £1,720. Interest will be payable at the end of five years.

Apart from the loan from the Corporation and the two grants of £1,000 from the Ministry of Works £6,680 has been raised by donations and from money raising events. The two auction sales produced the largest sums. That of March 9th 1966 brought in £1,181 after all expenses had been paid. but the smaller events between them have brought in over £4,000. Our grateful thanks to all those who organised and supported all these.

Activities for the year 1965/6 - Trust Annual Report 1966

Activities for the year 1965/6

6TH Jan
Concert at 10, The Close.

9th Mar
Auction Sale at the Guildhall.

5th May
Westgate area. Tour conducted by Mrs. Carpenter-Turner.

12th May
Cripstead Lane. Tour conducted by Mrs. Carpenter-Turner.

19th May
Cathedral Close. Tour conducted by Mrs. Carpenter-Turner.

2nd June
Open Meeting at St. Peter Chesil.

4th June
Coffee morning at Abbey Mill House (Mr. F. D. E. Pare).

9th June
Winchester School of Art. Tour conducted by the Principal (Mr. F. D. E. Pare).

18th June
Entertainment by Caer Gwent School of Dancing at the Guildhall.

14th July
Abbey House. Tour conducted by the Mayor (Mrs. Carpenter-Turner).

21st July
Hampshire Police Headquarters Tour.

25th July
Wine and Cheese Party at 13, Christchurch Road (Mr. J. A. Broughall).

24th Sept
Wine and Food Fair at the Guildhall.