Officers and Committee - Trust Annual Report 1969

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.	
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Hon. Treasurer	Mr P. Longhurst	Barlclays Bank, Winchester
Hon. Secretary	Miss C. DE C. Hamilton	Colebrook Cottage, Colebrook Street, Winchester
Committee Members	Mr J. F. Brewis, C.M.G.,C.V.O.	49 St Cross Road, Winchester
	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
	Dr E. Course	Dept Extra- Mural Studies, Southampton University
	Mr G. S. Course	Fairgirth, 60 Chilbolton Avenue, Winchester
	Mr P. N. Cox	1 Fordington Avenue, Winchester
	Mr M. R. Davidson	51 Olivers Battery Road, Winchester
	Mr M.C. Gardener	Kingsland House, Chesil Street, Winchester
	Mr M.H. Hughes	Turret House, Brambridge Park, Bishopstoke
	Sir Lionel Lamb, K.C.M.G.	St Cross House, Winchester
	Lt. Col. H.E. Madge	Sandpits, Kingsgate Street, Winchester
	Sir John McNee, M.D., D.S.C., F.R.C.P.	Barton Edge, Worthy Road, Winchester
	Mrs. D. Sanders	The Soke, Chesil Street, Winchester

Mr D.J. Smith, F.R.I.C.S.	78 Parchment Street, Winchester
Mr R.D. Utting, A.R.I.B.A.	Itchen House, Bishopstoke
Miss E. Viney	"Antiques", Chesil Street, Winchester

Preservation - Trust Annual Report 1969

Why Preserve? Sir Hugh Casson last year in his illuminating and humorous lecture at the Annual General Meeting, wondered why we stuck to the name "Preservation Trust' feeling that it smacked perhaps of embalment. There is of course some truth in this, but when we have worked under one banner for so long we do at least feel that what we stand for is known and, we hope, respected. The value which is built up round a particular name is considerable.

It is however only right that we should be continually examining ourselves and what we stand for. A watch dog without a bark is worse than useless. In a few words we want to preserve the best of Winchester, to retain the unique character of the City and keep alive the historical associations. There is much interest in the archaeology of Winchester, but what is to be seen above the ground needs to be preserved as well.

This raises the question of whether it is really true that we cannot now build anything as good as our forebears, and the answer is quite simply "Yes".

There is first of all the matter of the building materials. They are mass produced and imported from factories many miles away. There is no longer any relationship of the building to its locality. But this is of less significance than the advent of the motor car. Nobody has yet succeeded in creating a new town which suits both people and cars. Many new towns built since the war are lacking in real human qualities. At last, Cumbernauld was to solve all these problems, but alas this too has proved less than ideal, because not everyone can go about in a car, and the pedestrians are now struggling along the roads made for motorists.

A City like Winchester was created over a very long period of time and is based on the continual interaction of all human needs and opportunities, and while we see other towns steadily growing uglier we can avoid this by preserving what we have. But it has to be remembered that cities have to function socially, and changes in the use of buildings have to reflect this.

By Preservation we don't mean embalming, but the preservation of Winchester as a good place to live in, which means looking after the best of what we have.

Listing of Buildings - Trust Annual Report 1969

The Committee of the Trust is now engaged in reviewing the list of buildings of architectural and historic interest in Winchester, which it is the responsibility of the Minister of Housing and Local Government to compile.

The principles of selection are as follows:

All buildings built before 1700 which survive in anything like their original condition are included.

Most buildings between 1700 and 1840 are also added, though selection is necessary.

Between 1840 and 1914 individual buildings of definite quality and character are included and representative works of the principal architects are sought. A start is now to be made in choosing buildings between 1914 and 1939. Less important buildings in groups are also included because of their composite value.

In selecting buildings, architectural, social and economic history are all taken into consideration. Innovation in building methods such as the use of cast iron or prefabrication may be a reason for inclusion.

Other grounds for inclusion are association with well known people or events.

After a survey has been carried out by the Minister's investigators, provisional lists are issued for each local have authority area. They are classified to show their relative importance.

Grade I are buildings of outstanding interest, such as Winchester Cathedral. Only about 4% of all listed buildings are in this grade.

Grade II are buildings of special interest which warrant every effort being made to preserve them.

Grade III buildings do not normally qualify for the statutory lists but attention is drawn to them so that the case for preservation can be fully considered. Many buildings which were described as Grade III twenty years ago, when the lists were first prepared, are now considered to be of special interest, especially where they possess group value.

When these formalities have been completed Statutory Lists are compiled and this protects buildings under the Act of 1968. In Winchester the task is to review the list to make sure first of all, that no houses were omitted from the original list, and then to decide which buildings in Grade III should be proposed for upgrading and whether any additions should be made on account of group value.

Obituary Oswin Gibbs-Smith - Trust Annual Report 1969

It was with great regret that we learned in September of the death of Oswin Gibbs-Smith, Dean of Winchester, and one of our Vice-Presidents.

On coming to Winchester in 1961 he soon came to realise that a tremendous task lay ahead of him in providing for the present needs of the Cathedral and its restoration.

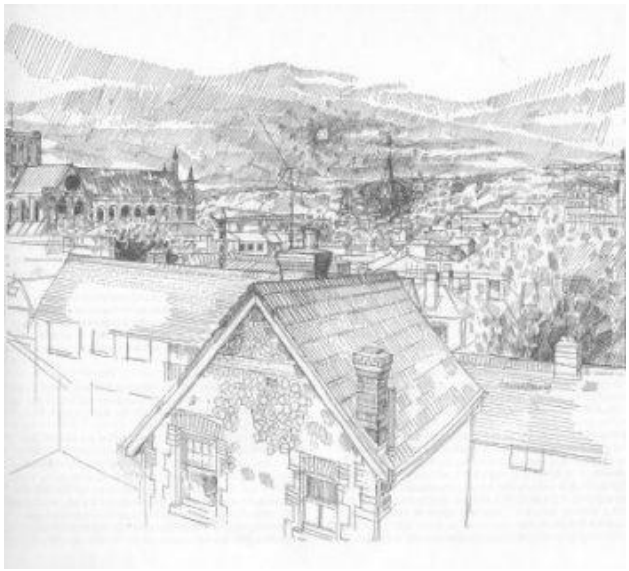
The plans were laid with characteristic thoroughness and energy. The target of £405,000 was almost reached in one year. This was a magnificent achievement and the results have soon become apparent in the repairs to the external stonework and the paving in the Close. Inside, the urgently required repairs to some of the nave columns have been completed and the work now proceeds with the paving of the retro-choir and the strengthening of the vaults beneath. Work n the choir stalls has revealed beauties of carving long dormant under thick Victorian varnish.

What more fitting memorial could a Dean of Winchester have? This has been the most important work of preservation in the decade and we are proud that his sympathies should have lain with the Preservation Trust, which has attempted to ensure, and will continue to strive for, an appropriate setting for the centre-piece—the Cathedral.

It is sad that he did not live to enjoy his well earned retirement and to see the work of restoration continuing, but he had the great satisfaction of knowing that the appeal which he initiated was successful.

St. Thomas' Church - Trust Annual Report 1969

In the last Annual Report the future of the terrace of town houses, Nos. 33 to 39 Southgate Street, was still in doubt. It was soon learned, however that they had been acquired by a private purchaser and were out of danger. This year we are concerned about the west side of Southgate Street because the church of St. Thomas has been declared redundant and is to be closed.



View from St Thomas Church

The two sides of Southgate Street together are an excellent example of the type of building which took place towards the middle of the 19th century. The prosperous middle class dwellings in the classical style had already spread over Pimlico and South Kensington, and had recently come to Winchester. It was as inevitable that the classical style should be used for private houses with its overtones of country mansions and pompous respectability as it was that the Gothic style should be used for churches.

After all the majority of old churches had been mediaeval and it seemed appropriate that this should continue. The enthusiasm of Pugin had created traditions which no one thought of breaking. But, as Sir Kenneth Clark has pointed out, the real motive behind the building of Gothic churches in the early days of the revival was economy.

There were to be no unnecessary porticos or pediments of the classical style. St. Thomas' certainly seems to be an example of this economy. In 1847 the cost of the main church proved to be £8,000, to which was added £1,600 for the 172 ft. spire added about nine years later. The architect was Mr. E. W. Elmslie of Malvern and London, and the design, as Professor Pevsner pointed out, was very advanced for the period and is well informed on its Gothic motifs, broach spire, pinnacles and tracery which were derived from the decorated period.

Apart from the importance of these domestic and ecclesiastic buildings the conjunction of the two groups is important, with terraced street architecture on one side while opposite stands the church, designed to occupy an open space, set back from the street, making it possible to view the masses of the building in the same way as the village church is seen surrounded by its churchyard or a cathedral from its close.

This is the kind of space abhorred by the modern town developer, who would only regard this area as so much wasted rental value. It is unlikely that future planning will permit such extravagance. Not only is this an important factor but the spire forms a striking feature in many local views as the drawing by Garrick Palmer shows.

St. Thomas' Church and Southgate Terrace are examples of the new prosperity which came to Winchester after the opening of the railway, the station being built in the same decade.

The question remains, however, what is to be done with St. Thomas' Church? Various uses have been proposed, including a museum, public library, youth centre, music centre, etc.

The church has been well maintained and the requirements of the quinquennial diocesan inspections have always been carried out. The spire was thoroughly overhauled at a cost of £3,000 forty years ago, and again more recently at a smaller cost.

For the replacement of the severely weathered stone, the use of plastic stone could be continued in the same way as the successfully treated doorway, under the tower, which is a replica of the West Door at St. Cross. The cost of this was not great and this should not be an insuperable problem.

Redundant Churches - Trust Annual Report 1969

The Pastoral Measure of the Church of England which came into operation on 1st April, 1969, lays down the procedure to be adopted in the event of a church not being required any longer as a place of worship.

When the church is closed it comes under the care of the Diocesan Board of Finance and will continue to do so for at least a year, while a suitable use is being sought. Redundant churches may be let, licensed, sold or even given away for a specified use. Failing any of these solutions the redundancy scheme must provide for the demolition of the church except in the case of churches of special historic or architectural importance, when it will be placed under the care of the Redundant Churches Fund.

St Martin, Winnall - Trust Annual Report 1969

This small Victorian church, now presents a forlorn and overgrown appearance at the bottom of the hill on the way to the Winnall Industrial Estate.

It is known that there has been a church at Winnall since the 12th century and it is probable that the foundation goes back even earlier. The Victorian Gothic building was designed by William Coles, the City Surveyor, using some of the stone from the earlier church.

The cost in 1858 was £400 and it took less than six months to build. The bell, dated 1713, was originally hung in the old church.

There was never a very large population in this area and the church was always very small and the cost of restoration would have been relatively high as the new Winnall estate is well served by the last surviving mediaeval church of St. John, which members of the Trust had an opportunity of visiting in the summer.

Until recently it seemed probable that St. Martin's would be demolished, but an application has been made by members of the Scandinavian-Lutheran Church to restore the building and use it for their services. It seems that there are enough Lutherans from Denmark, Norway, Sweden and Finland living in the South of England to make this a worthwhile project. At present they have no alternative but to travel to London. The Trust very much hopes that this will come about.

Replacements - Trust Annual Report 1969

For several years the Corporation has been following a policy of insisting that a number of buildings should be reinstated as they were, instead of being replaced by a new building. The most recent example is the site formerly occupied by Messrs. Dowlings, and although the shop is not yet let, we can see that the reconstruction of the upper storeys has been completely successful and has maintained the character of this part of the High Street. A little further to the west there is the reconstruction of the upper part of the old Chapel which was formerly Giffords and now forms part of Woolworths.

This is less satisfactory because the shop front itself has gone, but nevertheless this reconstruction is a valuable break in what would otherwise have been an extremely dull first floor extending over a long stretch facing the pentice.

Opposite, at the Butter Cross, in the very heart of Winchester, the reconstruction of No. 41 is one of the most important restorations of recent years, which must be coupled with the National Provincial Bank opposite.

Just to imagine what Winchester would be like without these buildings reminds us how important Preservation is.

Taken with the Public Library, Chesil Rectory, Bargees Cottage and St. Swithuns Arch, it is to be hoped that this successful policy will continue, remembering that many buildings, which would not necessarily be considered worth saving for their own sake, are nevertheless right in their setting and to save them, will be to save the personality of the City as a whole.

Groups of buildings, as the Civic Trust has so often pointed out, are more important than the individuals in these cases.

The Sally Port - Trust Annual Report 1969

The Trust has been concerned for some time about the fate icy of the Sally Port, one of the few remaining parts of the original Castle, apart from the Great Hall.

Members of the Trust will have been very interested in the excavations of the Castle this year when the foundations of the massive keep have been revealed. It is believed that this was about 90 ft. high, similar to Portchester. Also revealed was the position of the round tower, where it was seen that some of the buried facing stones were not weathered, appearing remarkably new and clean cut. It is hoped that these will remain visible when the new forecourt is completed.

The whereabout of part of the Sally Port had been known for many years, but it had been closed latterly because the vault had fallen, being insufficiently strong to support in one instance a lorry, and on another occasion a traction engine. The point where the Sally Port divides as it descends from the Keep is still largely intact.

The County Council has asked the architect of the Law Courts to incorporate this in his design for the forecourt and it is understood that the Sally Port will in future be a public means of access between levels. The holes in the walls from which the defensive beams could be slid across the passageway can still be seen.

In this area it is now understood that Nos. 75, 76, 77 and 78 High Street are not after all to be demolished on account of the Law Court plans. This is good news as these houses are important in preserving the country town appearance of the High Street at this point.

The Westgate Area - Trust Annual Report 1969

The Trust is very pleased to learn that the City Council and the Hampshire County Council have agreed to commission a detailed planning study of the area of Winchester immediately to the east of the Westgate.

Mr. Donald Insall has been appointed consultant with Mr. W. H. Wells as estates consultant. The area to be considered lies roughly between the railway line and Jewry Street and from City Road to Series House.

One of the important properties particularly mentioned for consideration is Trafalgar House which the Trust feels very strongly should have priority for preservation. The consultants are also to pay particular attention to any areas likely to be re-developed and also traffic management. The need to retain buildings of architectural and historical interest is emphasised.

The consultants will welcome ideas and discussions with those living in and concerned with this area.

The Kingsworthy Link - Trust Annual Report 1969

The year 1969 sees the completion of the by-pass which will bring relief at long last to the crowded streets of Winchester. Citizens have noted with alarm the ever-increasing size of lorries bound for the continent forcing their way through City Road, Jewry Street and Southgate Street, polluting the atmosphere and thundering past the houses, offices and shops with enough clatter to make life intolerable for those who have to live and work by this route. Why do so many of these monsters have exhaust pipes which blow their noxious fumes across the pavements?

Improvements which just tinker with the traffic problems and are really short term palliatives, may do as much harm as good. None of these monsters would be able to get through Winchester if the old George and the Black Swan were still standing. They would not be able to turn the corners which might have been designed by our ancestors for the particular purpose of keeping those juggernauts at bay.

Even with these "improvements" one monster was seen recently to use the wrong side of the road and mount the pavements twice, while other luckless road users were held up on all four roads. What route would these lorries have used if there had been no road widening? It is certain that Winchester would have been quieter for some years, though local motorists and residents would have found it difficult to get about.

For those who do not remember the Black Swan, a photograph was shown recently in the Public Library together with many other interesting views from sixty or more years ago.

It is unlikely, however, that through heavy traffic can be completely banned for some months yet, but in the meantime the existence of the alternative has brought relief which should continue until the old by-pass proves inadequate to meet the new demands.

The Itchen Navigation Canal - Trust Annual Report 1969

While the Civic Trust is at present investigating a study of rivers and canals for recreational purposes, it so happens that Winchester's ancient canal, once a very important communication with Southampton, is now itself threatened by road improvements at Hockley. These are planned for better traffic control than is afforded by the Hockley traffic lights, and involve building a new road over the canal which will certainly alter the appearance of what is now a secluded and peaceful walk.

Members of the Trust may be interested to follow this walk and inspect the remains of the lock near the point where the canal passes under the Hockley cross roads. Another nearby landmark of Victorian communications is also to disappear in due course. The long redbrick viaduct of the old Newbury line, a little further down the valley is scheduled for demolition, though it is understood that one or two arches may be left as a reminder of the engineering skill of the early railway builders.

St. Cross - Trust Annual Report 1969

This year St. Cross has been delcared a Conservation Area. As the Preservation Trust has constantly pointed out, St. Cross has always seemed very vulnerable to the development of the Winchester traffic plan.When the roads are widened at the north side of the City and this is scheduled to continue to the south, everything is eventually to be funnelled through the narrow road at St. Cross, whose building line is henceforth to be protected.

The Preservation Trust was asked to comment on the conservation proposals, and after discussion the proposal was made that St. Faith's churchyard should be included and the east side of the river bank at St. Cross Mill should also be added.

The trees surrounding the area should also be protected as they were considered of great importance to the area. The churchyard was included, but not the eastern river bank of the Itchen as it was felt that this was unlikely to be threatened. The trees are to have the protection of a Preservation Order.

Abbotts Barton - Trust Annual Report 1969

The most disastrous occurrence in Winchester for many years is the new Abbotts Barton estate now revealed in all its starkness, and visible from many sides and spoiling one of the finest approaches to Winchester through Hyde. Ironically the most recent addition to Winchester housing is the most conspicuous and the one which also should be the most hidden away.

It is curious how the housing situation has changed since the turn of the century. Municipal housing estates began by setting new standards of design and planning and were improvement on the industrial speculative building which had scarred the face of England during the latter half of the century. The favourite system was the back to back terrace housing in red brick with slated roofs. And now in Winchester we are back to where we started. The terrace houses are being knocked down in the centre and rebuilt on the outskirts. There are of course improvements. They are further apart and indoor sanitation. Meanwhile as Council houses deteriorate in standard, private estates improve and in some parts of the country have set new standards and the only examples of well planned environment.

It is only fair to say however that the City Council are very concerned at the outcome of their plans, which were not at all as they intended. It is tragic that the acts of the Central Government should be responsible for the blight of Winchester against local opinion. What the Corporation hoped to do is seen in the Brooks area which is far superior and an example of good urban renewal giving an environment better than anything it replaced.

The truth seems to be that well designed Council house beyond the means of the people who need them.

Wharf Mill - Trust Annual Report 1969

One of the Summer guided tours included a visit to Wharf Mill which had lain empty for some time and looked like being an awkward problem from the preservationist point of view.

Messrs. Bendalls are to be congratulated on an imaginative re-development which has secured residential use in place of the existing industrial use, which might have been incompatible with the area. There is no doubt that these flats in one of the most attractive parts of Winchester will be keenly sought after.

God Begot - Trust Annual Report 1969

There is a possibility that this long established hotel may disappear and become showrooms and workshops for the jewellery business below. Historically this is one of the most interesting sites in Winchester, but one which with the neighbouring property No. 102, has been more mauled than many others in attempts to modernise. The half timbered frontage is a comparatively recent addition of 1908, an independent structure quite unlike the original, which had already been spoiled by earlier changes. The genuine exterior can be seen in the Royal Oak Passage which used to be matched by the other side of St. Peter's Street until 1961. The interior has much of the original timber and this proved very attractive to American visitors and to local residents who visited the dining room. It is understood that the public will still have access to see some of the upper floors, but there are many who regret that the expiry of the lease may cause the loss of this hotel of world-wide renown.

Quite apart from the ultimate use of the building, the Trust is glad to learn that extensive restoration is to take place.

The Blue Boar - Trust Annual Report 1969

The Blue Boar Inn

This old inn has been derelict for some time. Just as work was about to begin on the restoration some years ago, a huge mobile crane crashed into the upper floor and made the task even more difficult. Members of the Trust will be glad to learn that work is to begin shortly and that the missing timbers were taken away, stored, and will be used again.

The earliest known record relates how the Blue Boar was used for a harvest home supper in the latter part of the 17th century, but the building was very much older than that and the structural method shows that it went back to the 14th century. Its position marked the junction of two important roads and was ready to welcome travellers entering this part of Winchester.

This was an early type of hall building which had galleries leading off at two levels. The ground floor had two shop windows or openings where bread and liquor could be dispensed to passing travellers.

The drawing by Garrick Palmer shows how the building will look when it is restored. Some new additions will be made at the back, but the lines of the restored building will be unchanged and the site will remain the same as for hundreds of years.

Postscript - Trust Annual Report 1969

People who followed the gas saga in Winchester, concerning the proposed under ground storage system will be interested in the latest debacle of that undemocratic body, the Gas Board.

Last year we gave a resume of the events in Winchester. At Abingdon the Board over-reached itself again. Legislation until recently provided that a planning authority must pay compensation to a Board if they were prevented from developing operational land.

Abingdon was to be saddled with an enormous low pressure gas holder, 128 ft. high and almost as wide. As in Winchester the Board made plans without informing the unsuspecting inhabitants or local councils, and when, "purely as a matter of courtesy" information was at last given, all hell was let loose.

The Board had the effrontery to place the contract for the gasholder after the planning authority had raised objections and then informed the local authority that they would be liable for half the cancellation fees if the project were stopped.

The M.P. for Abingdon led a desperate campaign of local authorities and Press until the scheme was stopped and a compromise arranged in which the Board had to pay more than half the extra costs, though Abingdon and Berkshire had £120,000 to pay.

In the 1968 Town and Country Planning Act compensation for refusal of planning permission was abolished. It is understood that the Gas Board is now more co-operative.

The 1968 Act and Local Planning - Trust Annual Report 1969

The question of greater public participation in planning was discussed in the Annual Report for 1968, with particular reference to the Town and Country Planning Act of 25th October, 1968, which superseded the Town and Country Planning Act of 1962.

Planning in its various aspects, especially preservation (or conservation), featured prominently on the agenda of a Civic Trust Conference of Amenity Societies at the University of York during the week-end 27th-29th September, 1968, under the Chairmanship of the Trust's President, Mr. Duncan Sandys, M.P., which was attended by some 350 persons, including representatives of more than 150 local branches and organisations in the United Kingdom concerned with the safeguarding and sympathetic development of urban and rural areas, the Winchester Preservation Trust being represented by Sir Lionel and Lady Lamb.

The Conference reviewed the objectives and efficacy of the Civic Amenities Act of 27th July, 1967, designed according to the preamble "to further provision for the protection and improvement of buildings of architectural or historical interest and of the character of areas of such interest; for the preservation and planting of trees; and for the orderly disposal of disused vehicles". The Conference considered as a commendable innovation the requirement in this Act that every local planning authority should from time to time determine which parts of their district are areas of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance, and should designate them as "Conservation Areas" for approval by the Minister of Housing and Local Government. Where any application for development of land within a Conservation Area is considered by the local planning authority as likely to be detrimental to the public interest, it is made incumbent upon them to publish due notice in the Press and to make all plans available for inspection for 21 days and to take into consideration any relevant representations made within that period. This provision, however, would seem to fall somewhat short of consultation with appropriate members of the community whereby the consensus of opinion could be ascertained before planning and to leave undue scope to the Minister and the local planning authorities, generally in the person of the County Council through its Planning Department.

Opportunity for closer contact between planners and pub is perhaps offered by the new Town and Country Planning Act of 1968, described in the preamble as designed “to amend the law relating to town and country planning, the compulsory acquisition and disposal of land by public authorities: to make provision for grants for research relating to, and education with respect to, the planning and design of the physical environment." The Act imposes upon local planning authorities the following obligations: (a) to carry out, in consultation with neighbouring authorities where appropriate, an extensive survey of their area with relation to potential development and planning, taking into account land area and its uses, the size, composition and distribution of population, and communications and traffic; (b) to draw up, at the Minister's discretion, a structure plan formulating their policies for the use of the land (including improvement of physical environment and traffic management); and (c) to initiate local plans within their area.

In preparing either a structure or a local plan the local planning authority is required to "take such steps as will in their opinion secure that (1) adequate publicity be given in their area to the relevant survey and to matters which they propose to include in

the plan; (2) persons who may be expected to desire an opportunity of making representations in the above connection are made aware that they are entitled to an opportunity of so doing; and (3) an adequate opportunity in this respect will be afforded and any representations made within the prescribed period will be considered."

The Act proceeds to make detailed provision for public enquiry or other form of hearing of such objections, but does not specifically guarantee prior consultation with responsible local opinion in the actual drafting of plans, though some discretionary latitude in this direction might be construed from Article 64 under the title of Delegation of Planning Functions.

The interpretation of complex and sometimes ambiguous legislation is only too apt to baffle the layman, so that public confidence has largely to depend on the manner in which the laws are actually implemented. Some guidance on the subject, however, is contained in a small pamphlet entitled "Protecting Our Historical Buildings: A Guide to the Legislation" issued in 1969 by the Ministry of Housing and Local Government and Welsh Office in concert with the Central Office of Information, which briefly explains the requisite qualifications and procedure for the listing of historic buildings, their protection from senseless demolition, and the solicitation of grants for their maintenance. It is disappointing to find in this official brochure confirmation of the suspicion that the fact of a building being listed as of special architectural or historic interest does not mean that it will be preserved intact in all circumstances, but merely that demolition must not be allowed unless the case first has been fully examined, and that alterations must preseve the character of the buildings as far as possible. The brochure lists as relevant enactments the following statutes (in addition to the two Town and Country Planning Acts of 1962 and 1968 and the Civic Amenities Act 1968): Historic Buildings and Ancient Monuments Act 1953 and the Local Authorities (Historic Buildings) Act 1962.

In consonance with the above legislation the following documents of particular interest have been issued by the Hampshire County Council in their capacity of regional local planning authority: County of Hampshire Development: Winchester Town Plan, 1966; Winchester Town Centre Draft Plan, May 1966; Revised Winchester Town Centre Plan, January 1968, which introduces two Conservation Areas, one in the town centre and the other in the Hyde Abbey neighbourhood; and an Order creating a further Conservation Area in the main sections of St. Cross in July 1969.

The last item, in conjunction with the opening of the Kingsworthy Link to the Winchester By-pass on 20th August, 1969 (two months ahead of schedule), should help to assuage the anxieties and traffic tribulations of the residents of St. Cross and adjoining districts, as well as encourage hopes that this may presage the abandonment of the inner link project, the protests against which were noted in the 1968 Annual Report summary of the City's internal road plans. These plans and other projects, with appropriate maps, are embodied in the Winchester Town Centre Plan of 1968, the introduction to which in explanation of its background states:

"The Town Centre Map is not a statutory document and will not require the approval of the Minister of Housing and Local Government. Public discussion and comment,

following the publication of the draft Town Centre Map in May 1966, has however been taken into account and the Plan, now adopted by the Local Planning Authority, represents the current policy of that Authority. It is an assessment of the problems and possibilities of the Town Centre reflecting the process of survey, analysis and policy formation lying behind planning decisions and any formal proposals to amend the development plan. The object of the Map is to lay down principles which will enable the City to retain all that it values in charm and character and yet remain convenient and economically healthy. The Map should be a simple statement of major objectives, many of which cannot be fully achieved for a long time."

Hope that the public may have a regular, albeit still vicarious, liaison with the competent authorities, in regard to schemes of this sort is suggested by the recent press report (e.g. Hampshire Chronicle, 2nd August, 1969) of a proposal for the creation of four Advisory Committees, to be responsible to the Hampshire County Council through their Planning Committee, designed to "streamline the handling of planning applications" regarding historical buildings and also to "involve the public more in consultation." It was also reported that the Hampshire County Council Special Sub-Committee on Historic Buildings and Conservation had decided to meet representatives of the Civic Trust, the Council for British Archaeology, the Royal Institute of British Architects, the Town Planning Institute, the Council for the Preservation of Rural England, and the Hampshire Field Club and Archaeological Society, to discuss the composition of these Advisory Committees. It was added that the Winchester City Council were considering the creation of an analagous Advisory Committee.

The proceedings of the Conference at York amply illustrated the ways and extent that groups of local residents organized into what are generically classed as amenity societies, of which there are at least 650 in the United Kingdom loosely associated with the Civic Trust, can make wise and competent contributions to the protection and improvement of the nation's urban and rural heritage, and serve as a brake upon any exuberant or iconoclastic tendencies on the part of the 200 or so local planning authorities in Britain, not always mindful of the precept that in old towns planning needs to be based upon sensitive appreciation of historical perspectives.

There is an ever-present risk that planning for planning's sake may become as "trendy" as scruffy hirsuteness or rowdy demonstrations. Equally, however, there should be an awareness of the danger of preservation societies becoming unduly obsessed with a preservation complex. It would be as well, too, for both planners and preservationists to keep in mind the eventuality that the basis and range of their respective responsibilities and programmes might be subject to sudden and drastic repercussions from economic and political factors outside their terms of reference, such as for instance, the sort of regional and administrative adjustments envisaged in the recommendations of the Royal Commission published on 31st May, 1969, in what is generally referred to as the Redcliffe-Maud Report. Another cloud on the horizon is the prospect of an extensive reorganisation of Southern Hampshire with a massive Solent City and "corridor" area foreshadowed by the Buchanan Feasibility Plan of 1966.

Public consciousness of the implications of these projects is reflected by the studies and counter-proposals being undertaken by various bodies with a view to mitigating,

if not preventing, further erosion of popular participation in decisions about purely local administration. Thus the progress of these alternative deliberations merits particular attention in present unsettled circumstances.

Activities for the year 1969 - Trust Annual Report 1969

Tours of Winchester conducted by Mrs. Carpenter-Turner:

22nd May
St. Thomas' Church and 37 Southgate Street.

29th May
Mirabell Close.

5th June
Bar End and Rack Hills.

7th August
Winchester College, new Swimming Baths and Gymnasium.

14th August
Wharf Mill.

21st August
Winnall.

26th August
Meeting at the Plague Cross to celebrate the 300th anniversary of the founding of the "Natives of Winchester" Society.

10th-13th September
Stand at the "Winchester '69' Exhibition in the Guildhall, manned by members.

24th September
Meeting of Committee members of Hampshire amenity societies with Civic Trust officers.

Finance - Trust Annual Report 1969

The accounts show a satisfactory position, bearing in mind that a substantial sum has been paid towards the repayment of the debt still outstanding on the restoration of St. Peter Chesil, which still amounts to £1,600. Interest on this will start to accrue from the 8th August, 1971.

In the future, benefit will be derived from the covenants which members can now make in favour of the Trust, since we were granted the status of a charity in 1968 by the Charity Commissioners. So far 67 members of the Trust have done so, and this will enable us to recover considerable sums from the Commissioners of Inland Revenue in due course. We hope that next year more members will find it possible to pay their subscriptions in this way.