Officers and Committee - Trust Annual Report 1975

President	Mrs W.J. Carpenter-Turner, J.P.	Brookside, Back Street, 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
Vice-Chairman	Mr D.J. Smith, F.R.I.C.S.	4 St James Cresent, Winchester
Hon. Treasurer	Mr P. Longhurst	Barlclays Bank, Winchester
Hon. Membership Secretary	Miss C. DE C. Hamilton	Colebrook Cottage, Colebrook Street, Winchester
Hon. Secretary	Mrs R.D. Utting	The Red House, Hursley, Winchester
Committee Members	Mr M.T. Carden, A.A.Dip., A.R.I.B.A.	21 Edgar Road, Winchester
	Mr F. Chippindale, F.R.I.B.A.	27 Christchurch Road, Winchester
	Sir Lionel Lamb, K.C.M.G.	St Cross House, Winchester
	Miss P.Craken	20 Hyde Close, Winchester
	Mrs N. O'Neill	1 Westley Close, Winchester
	Mr M.St John Parker	9a Kingsgate Street, Winchester
	Mr J.E. Stanley, J.P.	Meadow Cottage, Otterbourne, Winchester
	Mr R.D. Utting, A.R.I.B.A.	The Red House, Hursley, Winchester
	Mr E.K. Walker, A.A.Dip, A.R.I.B.A.	Struts, Sleepers Hill, Winchester
	Mr I.A. Webb	35 Southgate Street, Winchester

Progress - Trust Annual Report 1975

In previous Annual Reports, we have drawn attention to the changes due to be brought about by 'the reorganisation of Local Government. This has duly taken place

and the Winchester district Council now has its own. Planning Department, enabling the Trust to work much more closely with the Authority.

This has been a big Step forward, and the participation of the Trust in commenting on the planning applications has given committee members a great deal of work in scrutinising plans and visiting sites. in readiness for the more frequent Planning Committee meetings.

As a result of this, a new structure has evolved to allow the additional work to be spread. Two subcommittees have been established to deal with commercial and residential applications and a third deals with amenities. Consideration has been given during the year to thirty eight planning applications affecting preservation issues in Winchester. In many cases the decision has been in accordance with views expressed by the Trust. We believe that the Planning Committee has found this procedure of value, and enables them to take a sounding of public opinion at the time when decisions are being made.

On two Occasions, during the year we have had the advantage of meeting the architects entrusted with important development sites in Winchester, and we have been able to discuss the plans and models together.

Here at last is active participation in planning matters. To take full advantage of the new legisiation and reorganisation of local government, we depend for effectiveness on the total membership represented by an active and hard working committee.

Changes in the local scene which have recently been completed, were in the main approved before the reorganization took place and are not the result of decisions by the new Council.

Influence on Planning - Trust Annual Report 1975

Winchester owes its historic position to planning by, impulse and necessity, derived froth reactions to natural forces. Not as today, planning for the unnatural forces of advanced technology and an unprecedented increase in population. More can be achieved in ten years now than could have come about in a couple of centuries in Winchester's past.

This is why every nerve has to be strained to achieve the best possible solution and why planning is so vital for our development. If mistakes are made they are likely to be bigger mistakes than ever before.

To illustrate the first point, what could, be more natural than the early settlements on St Catherine's Hill and Oram's Arbor, with the river running between them to form the chief line of communications. Secondary communications developed to east and west.

On this basis the Romans built their settlement in the valley, the underlying plan still plain enough for all to see today.

On our second point the City recently came within a hair's breadth of accepting a traffic plan which would have destroyed more of the city than it was designed to protect. It is worth remembering that the Romans built their city for pedestrians, and with our clever technology the pedestrians still form the big majority of the population. The need to control the motor car and not destroy the city is at least realised. Essential and useful as the car may be, it is not something for which we destroy our heritage and our environment. We are learning to use it as our servant and not to become its slaves.

Daylight on Planning - Trust Annual Report 1975

Another example of the effect of natural phenomena on planning can be seen in the use of. daylight. When window glass became cheap and plentiful, houses and shops were planned to make the most of the natural light. This was responsible for the elegant proportions and effective fenestration of Georgian architect, and such details as the characteristic of bow windows in Winchester. Now however the governing factor is no longer daylight, but the cost per square foot of new building. Nor is this all, Gothic, Georgian and Victorian builders used daylight as decorative element, casting shadows amongst carved ornament to enrich surfaces. But no one bothers about such things today and the nearest we get to the enrichment of surfaces is through mass produced tax textures, by for instance, using factory made flint panels. Certainly a traditional local materiel, but inadequate compared with the genuine local flint and brickwork, an important feature in our familiar streets scene. We are not of course advocating a revival of historic ornament which would be quite inappropriate today.

Lighting and modern buildings - Trust Annual Report 1975

While on the subject of the influence of daylight on building plans the King's Walk building provides an instructive example. If proof is needed that square feet are the predominant influence in designing buildings today, here it is.

Traditionally, the larger the area the higher the room, so that the windows could be tall enough to illuminate the back wall. Now standard roof heights are used, whatever the area to be covered. This necessitates constant artificial lighting throughout the year. The low ceilings give rise to the long horizontal windows giving a somewhat compressed appearance emphasized by the long runs of hanging tiles projecting like cream squeezed from a sandwich cake.

Inside the central courtyard, however, we have a new attractive feature for Winchester and we can particularly applaud the incorporation Of the Old warehouse as an antique hypermarket. This lends dignity, and .quality to the whole scheme.

The lesson to be derived from this is, that the constraints of natural forces, of hills and valleys, of rivers arid daylight, have in the past been highly beneficial for planning on a human scale, and making Winchester the attractive Place that it is.

The trouble starts when we come along with pile drivers, steel frames, reinforced concrete giant cranes, artificial light, and standardised techniques, It can be supposed that this advanced technology could produce a better environment than the old methods. If this is true in theory It is seldom demonstrated in, practice. All the evidence shows that the application of these techniques in historic city, generally produces only stereotyped results indistinguishable froth the mediocre developments in towns throughout the country which have no claim to any kind of distinction.

The new Brutalism - Trust Annual Report 1975

Brutalism is an apt description given to buildings which are aggressive and overbearing in their surroundings. The new multi-storey car park can be so described. Of its kind it is not without merit, but for Winchester the scale is inevitably too large, having a lowering effect on the neighbourhood, which is unfortunate when combined with the sensible policy of bringing back more homes to the city centre. Conceding that a multi-storey car park may be necessary, was this the best site?

Another example of brutalism is provided by the disastrous effect of the western distributer road. Most of us remember the two delightful country roads, the A34 leading to Compton and the A31 leading to Pitt, both now savagely interrupted by huge roundabouts. These of course are very minor incidents if compared with what a motorway would do to the valley, and should he a valuable corrective for those who maintain that the M3 would hardly be noticed.

It will be remembered that the western distributor road has been on the shelf for many years. When at last approval was given for the scheme, it was taken down, dusted and put into operation without further consideration. The layout can now be considered very extravagant and old fashioned. While the massive, earth moving operation was in progress on this minor link road, the main trunk road to Newbury was also having two roundabouts made at Sutton Scotney, where the A30 and the A34 cross. All that was required here was a pot of white paint used to draw circles on the existing roads. It seems to work very well and is obviously very economical.

Environmentally the road has retained something of its Hampshire character, while the anonymous gyratory at Pitt, requiring the wanton destruction of a whole wood, might now be a road leading to a trading estate anywhere in the country. This process is known as landscaping when a few trees are added.

European Architectural Heritage Year - Trust Annual Report 1975

As a consequence of our work with the City Planning Authority, the Trust made tentative enquiries to find out if we could take the initiative and put forward constructive proposals to the City. We were pleased to learn that this would be welcomed.

It seemed appropriate to look at an area of Winchester which needed an overall re-appraisal. An opportunity was provided when it was learned that a major part of the traffic plan was to be abandoned. Very quickly we realised that one of the most interesting areas for redevelopment would be around St John's Church, which has suffered from planning blight for the last ten years or more. Lying between St Giles' Hill and the river Itchen, it is bounded to the north by Blue Ball Hill, and to the south by Bridge Street.

The Church and neighbouring houses; St John's Croft and Joyce's Garden form the nucleus, and to this can be added the lawns by the riverside, and the churchyard, with St John's Street rising obliquely up the hillside. Amongst the attractive houses are others which need improvement or replacement. Surely this is an ideal place to provide a residential district; close to the City, yet with the opportunity of developing, a close knit community life of its own.

Members of the Trust are very grateful for the assistance of local residents who have been glad, to participate. Isn't this the ideal way in which to start planning, in preference to years of secret work, with the eventual sudden unveiling of proposals which the local residents find hard to understand?

We feel the Trust can provide a very useful link between the Local Authority and the residents, entirely within the spirit, of recent legislation. We look forward to the completed, report with great interest.

The High Street - Trust Annual Report 1975

Also for European Architectural Heritage Year the Trust has prepared a publication dealing with the High Street, and notes on its history by our. President, Mrs Barbara Carpenter-Turner. If this proves the success which we anticipate and is financially worth while, other districts can be dealt with in the same way. We hope to make this a record of historic interest showing Winchester as it is in the 1970s.

Granville Place - Trust Annual Report 1975

After a false start and somewhat protracted negotiations for redevelopment, Granville Place can now be counted a great success. The choice lay between total demolition with replacement to a new plan, or reconstruction of the existing shells. At first sight this might have appeared an unpromising project concerned with providing substandard dwellings instead of a new and better scheme. The discipline of turning the road into a courtyard between the two rows of houses, has developed a relationship which would not have been achieved in a conventional new housing scheme. It can now be seen that Granville Place is more in harmony `with the attractive setting that it was before.

Grants for Listed Buildings - Trust Annual Report 1975

Many owners of listed buildings have a vague idea that Local Authorities can make grants towards houses in need of repair, but are uncertain how they can benefit. Before any work is put in hand, application should be made to the City Council.

If for example, your house has sash windows, which have to be renewed, you will not be able to obtain these ready made from the builders merchant. The replacements will have to be specially made and will be relatively expensive. In this case you would be eligible for a grant to cover the difference between a stock item and one which is a replica of the worn out original.

Details - Trust Annual Report 1975

The loss of the balustrades on the first two houses in Eastgate Street is very unfortunate. These are a unique type of double semi-circular bay window. Their replacement by solid walls spoils the effect of the whole row. This is where there should have been an application for a listed buildings grant.

The adoption of mirror glass in the restored facade of the National Westminster Bank presents a somewhat sinister aspect. There are other ways of preventing the curious from seeing in. It is to be hoped that this practice will not be followed elsewhere.

On the new wall overlooking the mill stream in the Abbey Gardens, two stone baubles have been placed on two of the pedestals. The idea is admirable, but the execution leaves much to be desired. They appear like giant golf balls, perched on a tee of loosely piled sand.

It is good to see that the small first floor projecting window in the pentice has been restored as promised. This has been made possible because there is now no more danger from heavy goods vehicles since the High Street became a pedestrian precinct.

The curious box like structure, rising above the roof of the recently restored facades just below the Westgate, is spoiling the group effect.