Officers and Committee - Trust Annual Report 1978

President	Mrs W.J. Carpenter-Turner, J.P.	Brookside, Back Street, Winchester
Vice President	Lady Charlotte Bonham-Carter	
Vice President	Sir Hugh Casson, P.R.A., R.D.I., R.B.I.A.	
Vice President	The Viscountess Enfield, J.P.	
Chairman	Mr D.J. Smith, F.R.I.C.S.	4 St James Cresent, Winchester
Vice Chairman	Mr M.T. Carden, A.A.Dip., A.R.I.B.A.	21 Edgar Road, Winchester
Hon. Treasurer	Mr F. Robinson	Barlclays Bank, Winchester
Hon. Membership Secretary	Miss R. D. Backhouse	52 Painters Field, St Cross, Winchester
Hon. Secretary	Mrs R.P. Graham	Highways End, Highway Road, Compton, Winchester
Committee Members	Mr F. Chippindale, F.R.I.B.A.	
	Mrs P. Edwards	
	Mr D.G. Dine, A.L.A.	
	Dr Douglas Hockley, F.R.I.C.S.	1 Westley Close, Winchester
	Mr W.S. Kirby	
	Mr Michael Morris, A.R.I.B.A.	
	Mr A. Skinner	
	Mr E.K. Walker, A.A.Dip, A.R.I.B.A.	
	Mr A. G. Weekes	
Co-opted Member	Mr A. Rutter	Conservation Planning Officer

Twenty-one Years - Trust Annual Report 1978

The first meeting of the Winchester Preservation Trust took place on the 30th April, 1957, under the chairmanship of the late Dr Sybil Tremellen. It consisted of a small band of prominent Winchester citizens, alarmed at the direction at which the redevelopment of the city was heading. At that time over 500 houses were on the city's slum clearance programme, including listed buildings. The Trust's first major

effort was an attempt to halt the demolition of three important buildings in Upper Brook Street, now the site of the central car park. These consisted of the Old Queens Head, and Nos 4 and 6a dating from the late 17th century, formerly known as Waldron House, once the home of mayors of Winchester. This attempt unfortunately failed, in spite of the fact that all the money was raised for their repair, including grants from the Historic Buildings Council and the Pilgrim Trust. This was not, however, a negative effort, because as a result of the wide publicity, a close and harmonious relationship was eventually established between the Trust and the city authorities. This, no doubt, followed a national pattern, as it is now recognised that the wholesale clearance of town centres is no solution to the housing problem. It is indeed harmful to historic cities such as Winchester, and against the principles of conservation.

In 1959 the Trust was again prominent in opposing the demolition of houses in Canon Street, and as a result, No 24 was purchased and restored, and eventually given to the Trust, by our first chairman, Dr Tremellen. This house is still owned by the Trust, and provides a valuable source of income.

Mention should also be made of our then president, the late Admiral Sir William Andrewes, who gave unfailing support and encouragement to our early endeavours.

The saving of St Peters Church, Chesil, and the handing over to the Winchester Amateur Dramatic Society, was perhaps the greatest achievement of the Trust in preservation. In 1965 a successful appeal was launched, and due to the great efforts of David Pare, our previous chairman and others, a large sum of money was raised. It is appropriate that the Trust's emblem incorporates the church as its dominant motif.

Starting as necessity as a preservation society, the Trust has over the years become truly a civic society, and was one of the first such societies to become affiliated to the Civic Trust which came into existence at much the same time. The Trust is now very much concerned with new development, and has four planning sub-committees, which meet regularly and examine all important planning applications. It is consulted by the City on all matters concerning conservation areas and listed buildings.

The Trust has, since 1971, taken an active interest in the proposed M3 motorway which, if constructed, will come very close to the city, and has taken part in both the main Inquiry and the side roads Inquiry. The Trust is also concerned about the proposals to move the Itchen Navigation Canal.

Many and varied have been the activities of the Trust during its twenty one years of existence. There is space in this report to list only a few, but such matters as the Gas Council's proposals for underground gas storage at Chilcomb, Scheduling of buildings in the city, publication of the High Street booklet, and comments on the Town Centre Plan, should certainly be mentioned.

As for the future, the Trust has an ever increasing role to play particularly in conservation, and the protection of the environment. It is essential that young people should join the Trust and take part in its activities so that there can be a sense of continuity. Very much in the minds of the Com¬mittee is the need for a permanent

Headquarters for the Trust. Also to maintain our high standard of lectures and educational facilities, and to increase our social activities so that there can be more opportunities for members of the Trust to participate.

Finally, an account of the first twenty one years of the existence of the Winchester Preservation Trust must include a mention of local government re-organisation of 1974. The Trust is very fortunate in having as President the then Mayor, Mrs Carpenter-Turner, who not only steered the city through this difficult period, but also increased the standing of the Trust with the new City Council.

1978 is the 21st Anniversary of the Winchester Preservation Trust. To mark the occasion, the Committee has arranged an Exhibition at the Public Library during the month of December, to publicise the work of the Trust over the last twenty one years.

During the year under review, we regretfully paid farewell to our Secretary, Mrs Barbara Utting, but have been very fortunate to secure the services of Mrs Gillian Graham, who has had so much to do with the M3 Inquiry.

The Trust also welcomes two new vice-presidents, Lady Enfield, who has already served on the Committee, and Sir Hugh Cason, who is well known to us all.

The Trust continues to take a keen interest in the work of the City and County Councils and has donated a tree which was planted with due ceremony by our President Mrs Barbara Carpenter-Turner JP at the new Sussex Street Subway. This co-incided with National Tree Week.

To further mark the 21st Anniversary year the Trust has adopted an emblem, which is the design of one of our Committee Members, Michael Morris ARIBA. This appears for the first time on the cover of the Annual Report. The central motif is a silhouette of St Peter Church Chesil, which the Trust was instrumental in restoring, and in the background is a tree indicating the Trust's interest in conservation, and the protection of the environment.

During the early part of the year, the Trust together with the Hampshire Field Club, and the Council for the Protection of Rural England participated in the Hampshire Treasure Survey, and undertook the recording of items of interest in the Winchester wards of Hyde and St John. We look forward to its publication in due course by the County Council.

On June 29th the Trust paid a visit to Merdon Castle, by kind permission of Mr Wilkie Cooper. It is hoped that more such visits to places of local interest can be arranged in the coming year.

The guided tours of the city by our President Mrs Barbara Carpenter-Turner continued to be very popular and well attended. These tours are invaluable to the Trust, as they are also a means of increasing our membership, and we are indeed grateful.

The Trust also paid two visits to 36 Middle Brook Street during the course of restoration, and is indebted to the architect Mr Charles Burford. A contributed article is printed in this report.

Planning - Trust Annual Report 1978

The 1977 Annual Report outlined the activities of the Trust in relation to planning applications in Winchester. The three panels of members have continued their inspection of such applications as deemed appropriate under the broad headings of Commercial, Residential and Conservation. In addition another panel has been formed to deal with tree preservation.

The Trust Committee has looked closely at Badger Farm development, the proposal for new offices for the Wessex Regional Health Authority at Highcroft, and the residential accommodation for hospital staff at 45 Romsey Road.

The arrangements for exhibiting planning applications at the Jewry Street library are well established, thanks to the co-operation of the District Librarian.

Schemes shown have included town houses in St Thomas Street, offices in Andover Road, shops and offices at the junction of Jewry and High Street, all these schemes are now nearing completion. The Theatre Royal proposals have been shown and the more recent scheme for the development of derelict property in Eastgate Street.

It is hoped that this publicity on building problems in Winchester will continue to be of interest to the public.

Lectures and Visits - Trust Annual Report 1978

The lecture programme has been extended this year to offer members a wider range of topics and hopefully to attract new members. The lectures, at the School of Art, were as follows:

20th Sept.
New Buildings in Historic Towns by the Oxford Group architects.

11th Oct.
Salisbury; another historic town by Richard Hare BA(Arch) RIBA.

8th Nov.
Winchester Town Centre by W. C. Cunning¬ham MRTPI.

6th Dec.
(Winchester Castle Complex by Michael Morris RIBA.

Two further lectures are:

24th Jan. 1979
Problems in Conservation by D. W. Insall RIBA, MRTPI.

7 March 1979
Protecting Historic Landscapes by J.St. Bodfan Gruffydd PPILA.

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52 and 54 Upper Brook Street - Trust Annual Report 1978

A planning application has been made by the City Council to demolish these two vacant houses, and referred to the Trust by reason of the fact that they are in a conservation area. The Trust has opposed their demolition on the grounds that they are two of the few remaining early 19th century houses in the centre of Winchester and have an elegance of proportion which is unusual in artisans cottages. Also that the old street line would be lost by their demolition, and a depressing vista opened up from the South.

The Department of the Environment has considered this application, and the Inspector has informed the City Council that he is minded to refuse the application to demolish. These houses are in poor condition, and the Trust has offered whatever assistance is possible in their restoration. Should the refusal to demolish be confirmed, a use could be visualised as headquarters for the Trust, at least as a temporary measure.

Historic Resources Centre - Trust Annual Report 1978

The Trust is very pleased that the City Council has embarked on Stage 1 of the Historic Resources Centre at Hyde Barn, restoration work is now in progress. This project is essential to the work of the Winchester Excavations Committee, and will eventually house one of the greatest collections of archaeological material in Europe.

Legacy - Trust Annual Report 1978

Receipt of a legacy from the late Miss J. Y. Walsh is gratefully acknowledged.

M3 Motorway - Trust Annual Report 1978

The 1976/77 Side Roads Enquiry closed on 28th June 1977, and the Inspector's own estimate of the time needed to write his report was at least 12 months from that date. The result of this Enquiry is now eagerly awaited.

Chernocke Place—Nos. 33-39 Southgate Street - Trust Annual Report 1978

In the last Annual Report it was announced that the Trust hoped to adopt the restoration of the four missing porches as a Silver Jubilee commemoration project. Since then the necessary Listed Building Consent has been obtained, drawings have been prepared and various building materials investigated in detail to find the best method of construction.

Stone, which is the most expensive material, is not necessary in this case, where the original porches and other embelishments were always in stucco and probably painted from the outset. Fibreglass, which has been found suitable for similar repairs elsewhere, turned out to be almost as expensive because the cost of the initial mould is so high when only four porches are required. This left a choice between pre-cast concrete or traditional rendering on brickwork, and the former has proved the most economical with the added advantage of great durability, so that even if future owners should fail to maintain the porches, they would not deteriorate and become unsafe as they did before.

Concurrently with these investigations, historic building grants were applied for, it being recognised that the relatively high cost in relation to the lack of practical justification meant that there was no chance of the restoration ever being funded by the owners, even with assistance from the Trust. The two Local Authorities and the Historic Buildings Council of the D.o.E. agreed that the project was of sufficient historic and architectural significance to warrant financial assistance, and together have offered grants in excess of 50%.

Now that the final builders' estimates have been received, every effort will be made to raise the balance of about £2,000 still required, so that Owen Brown Carter's design can be properly appreciated again, and the full strength of the building's character can contribute to the appearance of Southgate Street.

Report on 36 Middle Brook Street, Winchester - Trust Annual Report 1978

by Charles Burford, RIBA, FFB — Chartered Architect

36 Middle Street, Winchester

During works of demolition in 1971/72 it was discovered that bedded in the apparently solid brick walls of No. 36 Middle Brook Street was a timber framed medieval structure. The City Authorities stopped demolition work at a point where it was reasonable to assume that some structural stability still remained. A detailed survey was instituted and this is recorded in a fine set of drawings in the possession of the City Council.

The building discovered was in a remarkably good condition except for the framed perimeter walls, and in particular the south wall, where later work of demolition preparatory to rehabilitation revealed that all timbers had been lost at an earlier date, with the exception of two posts. These posts had been heavily damaged by clumsy hacking back to provide a clear run for the brick wall built within the last century.

The plan of the house, which was constructed around 1450, was of the traditional three bay Hall-house type with the original gallery on the north side. The bays ran from the road-way and contrary to the normal tradition extended beyond the three bays now remaining. There is evidence that a private, or perhaps public passage-way, ran from the road-way through the first bay, under the gallery, and through the third bay to gain access to the fourth and any successive bays that may have existed. Blackened timbers over a positive area of the original gallery and part of the

roof, indicate that there was in the early days an open hearth, subsequently replaced by a closed hearth and chimney built in soft limestone blocks, almost the consistency of chalk. There is a date carved at high level 1628' which whilst authentic in date of carving is not necessarily acceptable as evidence of the date of building the chimney, which could have happened any time in the preceding hundred years.

In the same period a gallery similar to the original was built over the south side of the hall leaving a narrow well between the galleries which may have accommodated a staircase.

Subsequently drastic alterations took place which included flooring over the well between the galleries; moving the ground floor east wall of the original hall; building an attic storey through all three bays in the roof, which previously had been open to the rooms and hall below; and constructing two flights of stairways for access to all floors, cutting right through the original north gallery.

Evidence is to hand that at the turn of this century the land between No. 36 and Cossack Lane was enclosed as a garden with a brick wall of such antiquity that it is fair to assume that it always was a garden. It is logical to assume then that any bay(s) extra over the normal three could at one stage have been stabling, hay loft, farriers workshop or the like, accessible from Cossack Lane. However, it also must be assumed, in view of the ground floor access corridor, that this extra area was at some time dwelling accommodation. I have laboured this point in order to accentuate the degree of hypothesis in the overall situation which applies particularly to the three-bay building in its middle history. From the evidence on site it was very clear how the building appeared in its earliest times, and whilst it is possible to trace the later alterations, they were so much used and abused that it was impossible to establish in detail the appearance say in the seventeenth/ eighteenth centuries. It is my personal philosophy in conservation work to keep conjecture to the minimum and this was the major influence in my decision to stop the clock at the time when the chimney was constructed.

I was first commissioned by the City of Winchester early in 1973 to undertake the conservation work on the premises. After my initial appraisal, I had to advise that in the prevailing economic climate and bearing in mind the costs involved and the immediate environment, there was no way that the building could be rehabilitated as a dwelling and be economically viable. The only possible alternative at that time was to accept that the building became part of a small commercial development which could support the costs involved. This led to the contract and building operations which reached completion in September 1978.

The rehabilitation building works commenced by filling the old structure with vertical props throughout the whole ground, first and attic floors, ensuring that all was doubly supported in anticipation of vibration from piling operations for the new structure. By providing the building with these hundreds of 'feet' it was also possible to temporarily remove say ten or more at a time, confident that the remainder provided ample support while a section of repair was undertaken, the ground floor was put down in panels and the external walls and foundations renewed in lengths.

At the start, brickwork existed on all sides up to first floor level, and on the south side up to eaves level. The whole east wall and most of the north wall being contained within the new structure was retained, but the remainder, being external, was demolished and rebuilt in cavity work to modern standards.

Within part of the walls demolished was found a complete window frame of great age and being in softwood probably was one of the earliest built-in windows. Due to its size and proportions it was obviously related to the timber framed structure and modelled on the 'chattel' window it replaced. The new windows were therefore based upon this 'discovery' and made in oak to be long lasting, with oak sashes and leaded lights to give the impression of how the earlier windows would have appeared.

The repairs to the timber structure were commenced on the gable to the roadside, systematically working through the fabric bay by bay. Members forming part of the structural frame were spliced where requiring repair and non-framing members in common rafters and bearing plates were half lapped. However, because of the need for continuity in the plates, the half lap in these cases incorporated an integral dovetail. Because of the overall good condition very little strengthening in wrought iron plates was necessary, and on the whole replacement of the original dowels was enough to renew the jointing.

It was deemed that history stopped on the backs of the rafters, then a twentieth century roof applied. Rough sawn elm boarding was fixed to symbolise the rustic underside of the original thatch, followed by polythene vapour barrier, glass wood insulation, counter battens, roofing felt battens and tiles. Sprockets were fixed at the eaves to project the tiling to equal the drip line of the original thatch. Considerable satisfaction was taken from the fact that in subsequent heavy rainfall and windy weather all drips cleared the first floor timber structure. About eighty-five percent of the earlier tiles were salvaged for re-use on this roof. As it was perfectly sound, no attempt was made to correct the sag in the roof structure in any way, and the elm boarding, while being loose fixed to permit shrinkage, was stressed into action by the counter battens being screwed down to the rafters, providing diagonal bracing to compensate for the lack of strength in the wind braces which had suffered badly from beetle attack. An elm board barge was fitted to the road gable, roughly sawn to shape signifying the ornamental barge that must originally have been there.

The external infil panels to the framework, had to comply with modern standards as described in the roof finish. This was achieved with woodwool slabs (giving a passing nod to wattle) plastered outside and backed with a polythene vapour barrier, glass wool insulation and aluminium foiled plasterboard plastered internally. Woodwool slabs plastered both sides were used for internal infil panels.

The commercial use and integration with the new work raised difficulties in regard to means of escape and smoke protection. The main issues having an influence on the old structure were the internal doors which had to be half hour fire resisting (resolving the question of period at a stroke) and the first floor, where to provide some measure of fire and smoke resistance, the backs of the joists were covered with decorative quality plasterboard with long runs of joints located over joists, over which the elm floor board¬ing was fixed.

There was enough evidence on the gallery edge beam and the side of the chimney stack to reconstruct the panelled balustrade but the steep companionway ladder giving access is pure supposition.

The chimney still incorporates a later brick flue parasitically built within it, and overall is mostly as originally constructed. Part had collapsed within the first ten feet of height and as all the limestone salvaged was broken into small pieces, it now appears as a random repair within the discipline of the original coursed stonework.

To pander to the overall impression the ground floor was finished with brick paviors. Modern heating and lighting was installed with no such reverence and the lighting in particular is blatantly used to provide the intensity of light required for modern office use and to highlight features of the old work.

Lastly I would refer to the wall painting in the first floor room facing over the street. The first evidence of this was a little patch of green lines where a flake of thin plaster not much larger than a postage stamp was missing from the wall surface. When fully exposed, an area of about two square metres of painting was revealed, consisting of an informal vine with an odd mixture of coloured fruits and flowers. The colouring tied in with old blotches on wall posts and purlins, which previously had no significance, but now indicate that the whole room was probably completely covered with this free flowing, arrogant and yet not unattractive decoration, originating in the century before wallpaper was introduced.

St Johns Street Conservation Area - Trust Annual Report 1978

The Trust notes with pleasure that restoration work has now started on the east side of St. Johns Street, and the rehabilitation of Nos. 54 and 55 has been completed with the aid of a conservation grant. It is hoped that similar work on other houses in this street will follow without delay.

Winchester Town Centre Plan - Trust Annual Report 1978

It is now expected that the town centre plan will be published at the end of this year, when it will then be available for public discussion, and finally approved in the Autumn of 1979.

I would like to acknowledge the parties co-operating in the above venture:
Superior Landlord: City of Winchester
Developers: F. J. Hyde & Sons, Leatherhead
Architects to Developers: Jackson Greenen Down & Partners
Conservation of Painting: Mrs Suzanne Keene.