Officers and Committee - Trust Annual Report 1979

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.	
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Vice Chairman	Mr M.T. Carden, A.A.Dip., A.R.I.B.A.	21 Edgar Road, Winchester
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Assist Hon. Treasurer	Mr A. Syson	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.	
	Mr D.G. Dine, A.L.A.	
	Mrs P. Edwards	
	Mr C.J. Gillham, Ph.D	
	Dr Douglas Hockley, F.R.I.C.S.	1 Westley Close, Winchester
	Mr W.S. Kirby	
	Mrs D. Loveday	
	Mr A.G. Macpherson	
	Mr Michael Morris, A.R.I.B.A.	
	Mr A. Skinner	
	Mrs R.D. Utting	
	Mr E.K. Walker, A.A.Dip, A.R.I.B.A.	
	Mr H.C. Watson, F.L.I.	
	Mr A. G. Weekes	
Co-opted Member	Mr A. Rutter	Conservation Planning Officer

52 and 54 Upper Brook Street - Trust Annual Report 1979

In May of this year the Trust was asked by the Director of Housing and Estates if they would be interested in taking a licence of these premises. Following a meeting on the site when the Chairman and Vice-Chairman discussed the matter further with the Director, the Trust offered to take these premises on a three year term and carry out first aid repairs pending a decision on the Town Centre Plan. In September of this year, however the Trust received another letter from the Director, stating that the appropriate Committee of the Council could not see their way to accepting our proposals, and are approaching the Secretary of State to determine their application for demolition of these properties.

The Trust is concerned over the possible unnecessary destruction of this building, particularly having regard to use to which it could be put. In addition to making a central Headquarters for the Trust, it would also be suitable for creating an Urban Studies Centre, a project the Trust has had in mind for some considerable time.

Historic Resources Centre - Trust Annual Report 1979

The City Council is to be congratulated on completing Phase I of the Historic Resources Centre, and in spite of financial difficulties, Phase II is planned to start in April, 1980. The project comprises Hyde House, and the Great Barn dating from the 17th Century. The Great Barn will house all the finds from the Cathedral digs and elsewhere, and will also provide facilities for students. Hyde House will provide offices for the Museums services, and work¬shop facilities for the Rescue Archaeologist. Winchester is thus in the forefront of British Archaeology together with York and London, and is the first city to have established both a Research Unit and a Historic Resources Centre.

The Excavations Committee is also to be congratulated on publishing the second volume of the Winchester Studies, dealing with the Roman Cemetery at Lankhills.

Legacy - Trust Annual Report 1979

Receipt of a substantial legacy from the late Miss D. M. Fox is gratefully acknowledged.

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153 High Street - Trust Annual Report 1979

During the year under review, the restoration of Churchills shop has been completed. This was a team effort, with close co-operation between the developers and their architects, the City and County Authorities, and the Ministry of the Environment.

Although not listed, this building is in an outstanding Conservation Area, and its loss would have seriously affected the appearance of this part of the High Street.

Colebrook Place - Trust Annual Report 1979

The Trust has opposed the recent application of the City to demolish this terrace of early 19th century houses, and replace them with six flats. The Trust appreciates that the existing houses are in poor structural condition, but feels that if they cannot be restored, they should be replaced with a similar terrace, on the same building line.

70-74 Eastgate Street - Trust Annual Report 1979

This tall block of interesting Victorian houses is threatened with demolition, owing to the high cost of repair. Whilst the Trust has not in this case opposed their demolition, it whole heartedly supports the efforts of the Hampshire Preservation Trust to save them.

Scenes from Victorian Winchester - Trust Annual Report 1979

A photographic exhibition was mounted in Jewry Street Library during August depicting life in Winchester during the last quarter of the 19th Century. Material came from the Library's own photographic collection, from the City Museum and from the collection being started by the Trust itself. Being held at the height of the holiday and tourist season, the exhibition proved extremely popular particularly among local residents.

The Committee has resolved to extend the activities of the Trust to the collection of pictorial records of Winchester and these will be housed in the Local Library section of the Public Library. Some of the photographs in the exhibition were copied and enlarged from the first donations to the collection. The Committee would welcome the opportunity to extend this activity and would be grateful for the loan or deposit of postcards, photographs, drawings, etc. of Winchester, as it was (even as late as the 1960's) so that a useful archive can be established. Members who are prepared to lend items for the purposes of copying are requested to contact Mr. D. G. Dine at the Jewry Street Library (Winchester 60644) who has considerable experience of this type of work.

Planning - Trust Annual Report 1979

Reference was made in the 1978 annual report to the activities of the four groups examining the now weekly planning applications. New members have been included in these panels and more volunteer day time help would be welcome.

The Jewry Street Library displays of interesting building projects have included local authority housing at the lower end of St. Paul's Hill, housing in Eastgate and St. Peter's Street and the new shops and offices adjoining the old theatre in Jewry Street.

The Trust committee is concerned about the development of Debenham's store and preliminary proposals have been discussed with the architect.

The lighting scheme for the High Street prepared by the City Engineer provoked comments which resulted in some disagreement on the scheme as outlined.

Members have given evidence a: public enquiries for housing in Garnier Road and car parking in the garden of property in Southgate Street. In both cases the Inspector's report agreed with the evidence submitted by the Trust.

The problems linked with High Street shops and development by multiples increase noticeable and in a number of cases the Trust has supported the City Planning Officer in his efforts to retain and maintain those few shops possessing some quality, but constant vigilance is needed.

The appearance of traditional buildings in the main streets can be so easily eroded by thoughtless painting of pronounced architectural features. Similarly the total picture of a period frontage is changed by the insertion of modern metal windows replacing wood sashes.

Lectures and Visits - Trust Annual Report 1979

The Trust has purchased equipment so that lectures held at the Royal Hotel, or elsewhere, can be under the direct control of the committee.

The following details are taken from the new printed membership card as issued to members.

Conducted walks by Mrs. W. J. Carpenter-Turner, B.A., J.P.:
18th May, 1979 St. Swithun's Street.
25th May, 1979 Rear of Godbegot.
1st June, 1979 Jewry Street.

Guided visits to Wolvesey Castle site on 31st May, and to the roof of the Cathedral on August 3rd.

Lectures in the Royal Hotel:
20th September, 1979 The Work of the Bath Preservation Trust.
16th October, 1979 Energy conservation in old and new buildings.
20th November, 1979 The Victorian Society — successes and failures.
13th December, 1979 A.G.M. and discussion on Winchester buildings.

In 1980:
15th January Historic market towns of Hampshire.
20th February Landscaping for modern buildings.
20th MarchM Winchester Castle precinct.

The Porches-Silver Jubilee/21st Anniversary Project - Trust Annual Report 1979

The Porches at 35 and 37 Southgate Street

The restoration of the four Chernocke Place porches has proceeded apace, although the causal observer might be forgiven for thinking otherwise! The start itself was delayed for six months (and increased in cost by £600) as a result of earlier work which ran over time on two of the houses. Since then the scaffolding seems to have gone up and down in a bewildering sequence of events.

Actually the Trust's scaffolding was erected as soon as the previous lot came down, remaining for little more than five weeks, by when the new concrete in the porch construction was sufficiently cured to stand safely on its own. Almost immediately the same two houses as before acquired a second skin of scaffold as a result of an unexpected need for major roof repairs. Starting after this, but completed sooner, the only remaining unrestored house frontage was carefully cleaned and redecorated in a separate contract for the owner complete, of course, with yet another cloak of poles and boards.

It has done no harm for the porches to wait a while for the final stage of painting, to allow the structure to dry out. Nevertheless, a special new paint recommended by the Department of Environment was used, which has the property of allowing continued evaporation whilst excluding water penetration. We shall watch its performance with keen interest as this characteristic would have enormous advantages in other restoration work.

The builders, F.G. Finch & Son Ltd., are to be complimented on a job well done, to which they contributed most of the expertise of erection when there was no precedent to follow. Never before, so far as we know, has a builder been asked to erect classical porches from a kit of precast concrete parts ! The half ton columns were perilously dangled onto their bases with many fingers secretly crossed, and the heavy cornice sections manhandled to fit together with many other fingers at risk of crushing.

We believe the result is of immeasurable benefit to the architectural quality of Chernocke Place and to Southgate Street as a whole, and we would like to record our thanks to those whose contributions made it possible:
The Department of the Environment.
The Hampshire County Council.
The Winchester City Council.
The Sun Alliance Insurance Group (No's. 37 and 39). The Webb family (No. 35).
The members of the Winchester Preservation Trust.

Draft Winchester Town Centre Plan - Trust Annual Report 1979

The 'Town Centre Plan — Meet the Planners' meeting on 21st May was a valuable guide to the general views and feelings of the membership, and the opinions expressed during and after that meeting were taken into account when the Committee got down to the task of examining the Plan in depth.

It was immediately realised that the Plan was too complex to be dealt with adequately at the already overloaded monthly Committee Meetings. A special Sub-Committee was therefore established and this divided itself into four specialist panels which met as frequently as necessary and reported back. In this way, the Plan was considered at two levels — specialist and integrated.

The Trust's preliminary comments were delivered to the City Council on 14th June and a detailed commentary (19 pages) was submitted in August. Copies of both documents were sent to each of the 54 members of the City Council and to the seven County Councillors who represent the Winchester City District.

The conservation proposals were generally welcomed, especially those for new Conservation Areas. It was felt, however, that Conservation Area status should be accorded also to the Monks Road and Northbrook Avenue areas; to the original high area of Highcliffe; to parts of Sussex Street, Gladstone Street, Newburgh Street and Tower Street; to the Butterfield Hospital Building and to part of the northern side of

North Walls. In addition, it was felt that C/A status should be accorded to the Northern and Southern Water Meadows, unless equally reliable protection could be obtained by other more appropriate means.

It was considered that the proposals for redeveloping the Central Car Park for increased shopping were based on an insufficiency of information. It was feared that a large new shopping development might, if successful, divert the centre of 'shopping gravity' away from the High Street and Jewry Street, prejudice the small specialist shop and lead, to a substantial increase in the type of shop (e.g. the daily needs multiple) which relies for its success on a large number of customers requiring close parking facilities. The wholesale redevelopment approach to the Central Car Park was disliked and it was suggested that a gradual incremental redevelopment of a mixed kind would be more appropriate.

The retention of all old housing stock which is not entirely beyond rehabilitation was favoured, as was an increase in City Centre housing. Ways and means of achieving these objectives were suggested.

The Trust agreed that purpose-built speculative offices generally represented a serious threat to the character of Winchester. On the other hand, it was felt that small offices are much less detrimental than large ones, providing employment without the necessity for directly associated car parking and, in many instances, leading to the conservation of buildings or parts of buildings which are no longer suitable for their original purpose. The proposed allocation of the Carfax site for County Council office development was strongly opposed.

Tourism was seen as an appropriate field in which to seek the economic prosperity necessary to support con¬servation. It was felt that the Plan should have provided a much more imaginative and positive policy to encourage tourists and to manage their presence in the City in such a way as to achieve maximum benefit and minimum disturbance. It was suggested that an economy class hotel would be appropriate for the Carfax site and that encouragement should be given to the development of Winchester as a sightseeing and entertainments centre for the discriminating and historically-minded visitor. Particular mention was made of the Theatre Royal and of historic sites such as Wolvesey and Winchester Castle. It was thought that there is a positive need to liven-up certain parts of the City during the evening.

The Trust made a large number of detailed comments on the transport proposals. In particular, it suggested a strategy of restraint — possibly operating on a selective basis — on vehicles entering the City, as an alternative to the proposal (the preferred one in the Plan) for accommodating increased traffic by widening North Walls. The concept of a County Primary Route passing through the City was not supported and the Trust's general view was that traffic flows and vehicle sizes should be adjusted to the constraints imposed by the historic fabric and existing pattern of streets and radial routes.

The Great Hall Precinct - the remains of Winchester Castle

The sketch opposite shows how the County Council intend to display the remains of the north-east corner of Winchester Castle which lie below Castle Hill.

These remains, first discovered when Castle Yard was levelled in the 1870's, were fully investigated by the Winchester Research Unit in a series of excavations in the late 1960's planned in conjunction with the construction of the new Law Courts. They were re-excavated in 1977 to allow the problems of displaying them to be assessed. In the long winter of 1978 some of the chalk masonry exposed cracked badly but it had already been decided that this would have to be faced with a white stone because of its friability.

At the centre of the sketch lies the substantial base of the corner tower built in the 13th Century during the reign of Henry III. The masonry remaining is in excellent condition and of outstanding quality.

At the tower meet the remains of the east and north curtain walls of the castle. Those of the north wall incorporate fragments of Roman work and at the junction of the east wall and the tower lies an arched opening of a gardrobe shaft which emptied into the castle ditch at this point.

Below the tower lies a vaulted chamber and the passageways of the Sallyport, through subterranean exits from which, troops could be discharged outside the walls of the castle. The remains of the Sallyport are exceptionally well preserved and provide one of the very finest examples of such a structure to be seen in the country. It is intended to open the Sallyport as a route between Castle Yard and the terrace below Castle Hill.

The two figures in the foreground of the sketch are looking at the remains of the base of the City Wall which ran between the tower and the Westgate. Below the figures in the middle of the sketch it is intended to expose part of the north face of the base of a large, but short-lived, square keep built in the 12th Century, probably during the reign of Henry I.

This display of the remains of the castle is intended to form part of the overall scheme designed to create a worthy setting for the Great Hall and the work is programmed to be done in 1980.

News Item - Trust Annual Report 1979

The Trust was pleased to welcome Dr. Mary Ede who gave a talk on the work of the Bath Preservation Trust. It is hoped that exchange visits can be arranged between Winchester and Bath, as a result of this initial contact.

Owing to illness, the lecture on Energy Conservation was postponed, and to avoid disappointing the audience Mr. Frank Chippindale gave a highly entertaining talk on Chippendale Furniture.

Easton Lane Link— inquiry - Trust Annual Report 1979

In August the announcement of an inquiry into the proposed Easton Lane Link Road presented the Winchester Preservation Trust with a difficult decision: how much of its resources should be committed to objections at this inquiry, which could only be regarded as an overture to the inquiry into the far reaching proposals contained in the draft Winchester Town Centre Plan. The cost of mounting an effective objection at any Public Inquiry tends to run to thousands rather than hundreds of pounds if professional witnesses and counsel are to be employed. Clearly, the Town Centre Plan proposals will have the more important impact on Winchester, and the proper investigation into those proposals and preparation of any objections thereto should not be prejudiced by diversion of resources into the preliminary Easton Lane Link Road inquiry. Yet the Easton Lane proposals did have a direct bearing on the traffic management problems in the Town Centre, and it was the view of the Trust that a decision on this access road would pre-empt certain solutions to that problem and would have a direct influence on the specific proposal to widen North Walls, on which the Trust had already expressed its concern. For the Easton Lane inquiry, therefore, it was decided that the Trust should pool its financial resources with other objectors to employ a professional town planning witness — Mr. Leslie Ginsburg, A.A.Dip.l., A.R.I.B.A., Dist.T.P., F.R.T.P.I. of Associated Planning Consultants — because much of the town planning groundwork and research would be common to both inquiries. The Trust committed itself to £500 as its share of the expenditure on the Easton Lane inquiry.

The inquiry itself lasted for only six days, and then was adjourned for six months at the request of the County Council to permit adequate preparation of the County's evidence. At the start of the inquiry the County claimed that the Easton Lane proposal stood on its own merits: the road was needed whatever the outcome of the M3 and Town Centre Plan inquiries. The County was asked by objectors and by the Inspector to submit evidence to substantiate this claim. This evidence was accepted

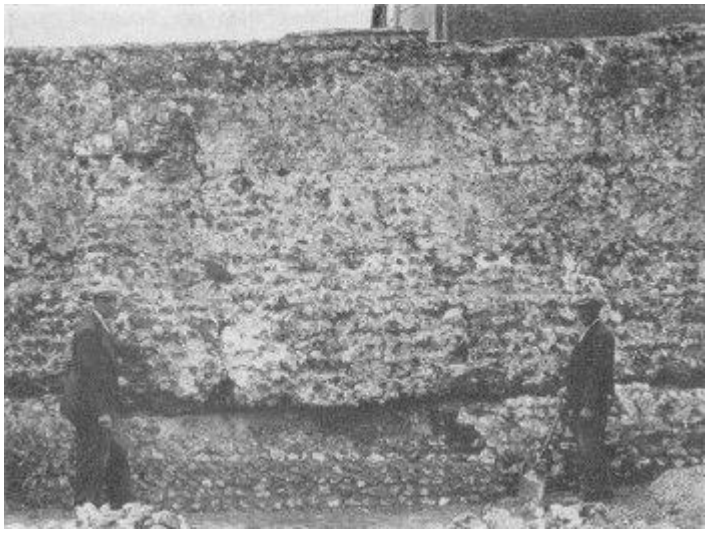
by the Counsel for the County as both important and relevant to the County's case, yet after a few days the County had to seek a 'sine die' adjournment on the grounds that the traffic data required was so complex that considerable time was required to prepare the computer models and forecasts. It is difficult to interpret this extraordinary development in any way other than the result of inadequate preparation by the County Surveyor's Department. For many years now this road proposal has been included in the list of urgently required projects by the County: yet as soon as it is submitted to independent scrutiny the evidence to justify that need requires several months to be obtained. Not surprisingly the inspector before granting the adjournment did criticise the County's conduct.

While this particular feature was the most glaring of the County's shortcomings, it was by no means an isolated instance. For example, it was not until the opening day of the inquiry itself that the County Surveyor's Department was willing to recognise that there was a conflict in the plans it had prepared to show the nature of its proposals. In order to resolve this conflict, the County on the opening day agreed to withdraw certain compulsory purchase orders and not to implement certain planning consents that had already been obtained. The ratepayer might be forgiven for wondering how the cost of issuing such purchase orders and obtaining such planning consents was justified in the first place.

Then again on many occasions, even as recently as the County Surveyor's report to the Planning and Transportation Committee on 29th October, 1979, it has been claimed that this road is urgently needed to relieve traffic in Southgate Street and in Chesil Street. The traffic data submitted to the inquiry, however, indicated that the Easton Lane Link road had no effect on the traffic in Southgate Street and actually increased the flow in Chesil Street. Unless explained, such discrepancies between the information given to County Councillors and the data submitted to an independent Inspector must cause concern to any Society that looks for responsible decision making by Local Planning and Highway Authorities.

Overall, it is unfortunate that the County Council has adopted standards in the presentation of this road proposal that have fallen well short of those recommended by the Leitch Committee. Although the Leitch recommendations are not yet mandatory for local Authorities, the Preservation Trust would expect them to serve as a model below which no responsible authority would seek to set its own standards. In particular, the County Surveyor's Department has been most reluctant to release to representatives of the Trust the source data on which the traffic forecasts and assignments have been prepared. The Trust hopes that this information will be made available more willingly in time for the resumption of the Easton Lane inquiry and for the Town Centre Plan inquiry. The County Council as the Highway Authority is responsible for the traffic data used in the preparation of the Town Centre Plan. It will, therefore, be unfortunate if continuing uncertainty about that data prevents proper consideration of the many important proposals contained in that plan. Many would support the view that the future development of Winchester is too important a matter for it to be based on faulty traffic assumptions and data.

The Archaeology of North Walls - Trust Annual Report 1979


North Walls (reproduced by courtesy of the City Museum)

As a result of recent excavations made by the City's Rescue Archaeologist, Mr. Ken Qualmann, it is apparent that the North Walls area between Northgate and Hyde Abbey Road, is of major historical importance. A section through the city ditch in the garden of Northgate House, revealed two phases of the Roman town defences, the first dating from 70AD, and the second area 200AD. The first Roman bank and ditch had no wall, and the subsequent city wall was lost when the city gave a licence to remove the stone. One substantial portion of the Roman wall remains however, near the junction with Hyde Abbey Road (illustrated). The existing flint wall, on the line of the Roman wall, is post mediaeval. The city ditch in the garden of Northgate House was, excavated to a depth of 34 metres, and a second excavation was made on the bank of the bowling green site.

It is apparent that some parts of Northgate itself remain below road level, which has been built up considerably over the years. The mediaeval stone bridge spanning the city ditch, immediately outside Northgate remains in toto (illustrated) and can be inspected. The importance of this and also the remaining Roman defences have been recognised, and application has been made to the Ministry for scheduling as ancient monuments.

Northgate has always been a major means of access to Winchester, and excavations to the north have revealed traces of an iron age road indicating that it was possibly part of the lower defences of the Orams Arbour iron age settlement. There is also evidence of its use during the late Saxon period.

The Bridge at Northgate (reproduced by courtesy of the Winchester Research Unit)

Although no traces of the city wall remain above ground between Hyde Abbey Road and Durngate, there are considerable masonry remains below road level in the Park Avenue area, where the ground level has risen since the mediaeval period. Durngate, which was one of the six major gateways into the city, was situated at the rear of Moorside Garage and is shown on the early ordnance survey. Durngate has never however been excavated, and this must be a potentially important archaeological site, at the north-eastern corner of the city defences.

It is apparent that if North Walls is widened to provide a four lane carriageway, as visualised in the Town Centre Plan, much of great value to the city will be lost. Increasing interest is being taken in the fortifications of walled towns, and suggestions have been made that wherever possible, the line of the walls should be marked in some suitable manner.

(The Trust is indebted to Mr. Ken Qualmann for the information supplied).