Officers and Committee - Trust Annual Report 1981

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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.	(resigned 07/04/81)
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Vice Chairman	*Capt. A.L.L. Skinner, R.N.(Ret'd)	36 Bereweeke Road, Winchester
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Hon. Secretary	*Mrs R.P. Graham	Highways End, Highway Road, Compton, Winchester
Committee Members	Mr F. Chippindale, F.R.I.B.A.	
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	*J. Edwards, Esq.	
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	*J.E.K. Harrison, Esq., R.I.B.A.	
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	*G.M. Morris, Esq., R.I.B.A.	
	*N. Roe, Esq.	(co-opted 07/07/81)
	*H.C. Watson, Esq., F.L.I.	(resigned 07/07/81)

	*C.J. Webb, Esq.	
	*A. G. Weekes, Esq.	
Guest Member	A.F. Rutter, Esq., A.A.Dip., R.I.B.A.	Conservation Planning Officer
Guest Member	Miss R.D. Backhouse	

Annual Report - Trust Annual Report 1981

By tradition it is the chairman's task to write the Annual Report, but so far I have followed my predecessor's example and asked for contributions from many of the members responsible for the activities of the previous year. I am not sure that this has been obvious because editing and the need for brevity tends to iron out the differences in style, so on this occasion I have included the initials of the authors. To some extent this is to acknowledge all the hard work they have done for the Trust, but more importantly I wish to show that your Council is composed of active and enthusiastic members (not all of whom are represented by contributions of course).

Nevertheless we have more to do than we can cope with, and could extend our responsibilities if any interested non-Council members would offer to help. Elsewhere in the text we have used an asterisk to mark existing subjects where help is needed. But there are many other things on our Projects List where no progress has been made because we do not have the time to spare. The Hon. Secretary would be happy to send you a copy of the list if you are interested, and while we would particularly like offers of help, there would of course be no obligation or pressure, and we would be grateful also just for ideas and comments. Anyone who is able to become an active member would normally become part of a small project team, but apart from projects there are three particular posts we should like to fill and applicants would be welcome:
I. Assistant Hon. Secretary
II. Assistant Hon. Membership Secretary
III. Publicity Officer.

M.C.

Finance - Trust Annual Report 1981

The comparatively healthy state of the Trust's finances continues, inasmuch as we are able to keep adequate reserves invested in interest-bearing deposits, and then use the interest for our activities. We have also been able to embark on a regular budgetary plan for the current financial year to cover the cost of proposed projects and the expected administrative expenses of the Trust. Although our funds also allow us to make some small outright grants or donations towards the projects of other organisations such as the M3 Joint Action Group or the appeal for St. Peter's

Church Chesil Street, we are not yet able to purchase neglected buildings for restoration and future sale, or fund major schemes on our own. Our financial contribution in such circumstances might involve guaranteeing a sum to make up any temporary shortfall, or to starting the ball rolling by financing grant applications, seeking donations or loans, or otherwise ensuring that important initial steps are taken.

A.S.

Membership - Trust Annual Report 1981

Our hard-working Membership Secretary is in the final stages of setting up the new membership record system, together with the single payment date of May Ist for all subscriptions. We are very grateful to those who have responded so promptly to our request to change Banker's Orders to line up with the latest subscription rates, and also to those who have so kindly helped in the door-to-door delivery of membership literature. As the records are still in the process of reorganistaion, we regret there is no list of members in this year's report.

We now have just over 400 members but would like to see this raised to at least 500 and, to this end, a membership drive is being planned, which will include the production of a new brochure describing the Trust and its objectives.

A.S.

The President's Walks - Trust Annual Report 1981

Understandably, following the sad death of her husband, Mrs. Carpenter-Turner felt unable to conduct her walk planned for the 15th May. Mr. Ken Qualmann, City Rescue Archaeologist, came to our aid at short notice, guiding about 50 people on an interesting tour which culminated in a visit to the Historic Resources Centre at Hyde House and Barn.

Our gallant President was back the following week to be welcomed by a large crowd at Kingsgate. All three of her advertised walks were completed, the 15th May one being postponed until 5th June. It ended with a tour of the well-patronised sports facilities at the Lido where coffee was kindly provided by members of Winchester Judo and Martial Arts Club.

G.G.

Visits - Trust Annual Report 1981

In April members braved one of the coldest days of the year to observe Reading's fine Victorian heritage built in the heyday of prosperity based on beer, biscuits and seeds. The difficulty of meeting today's demands on local brick and terra-cotta constructed Art Nouveau buildings was seen at first hand. We also learnt of the official line taken over Waterhouse's Town Hall, saved from destruction only by the energetic motivation of public opinion. The highlight of the tour was a visit to Edward (son of Winchester's William) Garbett's 1826 Holy Trinity Church, where the Incumbent with great enthusiasm has installed the unwanted Pugin chancel screen from St. Chad's Cathedral in Birmingham. Our thanks to our Reading hosts for braving the cold and for a splendid tea.

On the very hot Trinity Sunday in June, a large group of members was led by Mr. and Mrs. Dean Clarke on a perambulation of Old Portsmouth, starting at the Royal Garrison Church and proceeding via the High Street, Cathedral and St. Thomas Street to finish on 'Spice Island.' Members were more than impressed at what had been achieved in conservation, especially in the Bath Square area. The skilful and entertaining manner in which our guides recounted details of buildings, occupants and streets made Portsmouth a must for a future visit.

The visit of the Oxford Preservation Trust on the 7th May provided an opportunity for a useful exchange of information on mutual problems of conservation of older buildings and areas. The Trust was especially interested to learn about the Award Scheme operated by the Oxford Trust and the influence it has had.

We look forward to a visit from the Ipswich Society in September, when we hope to discuss planning problems, especially the impact of department stores and very modern glass walled offices in their town, as well as showing them areas in Winchester of special interest to the Trust.

C.W.

Lectures - Trust Annual Report 1981

The pattern of monthly lectures is well established though the unpredictable attendance can be embarrassing. This might be accounted for by mistakenly relying on the yearly printed card and by economising on advertising. Could it be that members need a reminder in the New Year? Your suggestions would be welcome.*

The October meeting dealing broadly with environmental education attracted few members but this was offset by the November meeting on housing in Winchester. The format and topic aroused so much interest that your Council was encouraged to arrange another discussion meeting in November 1981 on urban design. Trees in Towns, by Hugh Watson, in January this year illustrated very clearly the speaker's knowledge and interest in Winchester's tree problems, not least around the Westgate area. The important aspects of energy conservation in buildings were clearly defined

by David Blood in the February lecture and this was followed by a talk in March on Conservation in Portsmouth. The Portsmouth Planning Officer gave an enthusiastic account of Victorian housing in Portsmouth and whetted our appetites for a possible future talk on the Mary Rose.

The current list of meetings should appeal to those members with wide ranging interests. We look forward to the President's talk on Winchester at our A.G.M., followed in October with an account of how Romsey manages its building conservation policy. In January there will be another chance to hear educational experts outline the help given to children on understanding their town. The February meeting will provide an opportunity to meet the new Head of the Winchester School of Art, and in March the erudite George Perkin will enlighten us on recent British architecture.

F.C.

Fine Arts Sale, Royal Hotel - Trust Annual Report 1981

Not everyone would go to a Fine Arts Sale in search of an aspidistra. Nor was ours, like Gracie Fields', ' the biggest aspidistra in the world.' Nonetheless, it sold with alacrity.

Until about a fortnight before the Sale the Committee was in some anxiety — only a handful of items had been offered despite the advance notice. However, a gentle personal reminder jogged our members into action and in the end the Fine Arts came thick and fast, and in some cases weird and wonderful. Among the weird was a piece of driftwood circa about 1900, embellished by cuttings from a Book of Hours. Among the wonderful was a Wyllie print which topped the score with £65, and a charming plaster cast of Pan holding a baby. A Victorian wig stand and a child's cup and ball game, both beautifully fashioned in polished wood, were charming. Rich and rare were silver sugar tongs and a pair of silver bonbon dishes, and generous was the gift of an 18ct. gold wrist watch.

Fortunately the sale was on one of our rare warm sunny days, and the Trust, thanks to the help of Jeffrey Smith and his son, made a total of £262, and as the weathervane on Chesil Church has been declared beyond repair, we have decided to donate £150 of this sum towards its replacement.

D.L.

Architecture at the Library - Trust Annual Report 1981

A regular cycle of small exhibitions is organised by the Trust at the Public Library in Jewry Street. These are designed to show details of specific and important planning

applications. They are prepared by the architects concerned, illustrated by plans and photographs, and accompanied by an explanatory text. The number of people viewing these displays has exceeded expectations and provides proof of the interest there is in the development of the City, and the need for a more formal presentation of planning details in a place where people naturally congregate.

Work on building up the Trust's Archives has continued during the year. These are also housed at the Public Library and consist of donated old photographs and prints or copies of such pictures, and a growing collection of present day photographs of buildings for which planning permission to alter or demolish has been granted. They form an increasingly valuable history of Winchester's buildings and street scenes, and have been used to assist in comments on planning applications and in exhibitions to illustrate the work of the Trust. Additions to this collection will be very welcome and donations or the temporary loan of photographs for copying may be made by arrangement with Mr. D. G. Dine at the Public Library.

D.D.

Urban Studies - Trust Annual Report 1981

As outlined in last year's report the path leading to an Urban Studies Centre is hedged with physical, psychological and financial difficulties. All that is needed is a room in the town as a centre for spreading information to townsfolk, visitors, teachers and children. There would be a link with the tourist offices and the heritage centre but no overlap in the educational approach. City and County officials, advisers and teachers, are all aware of this gap in the resources now available.

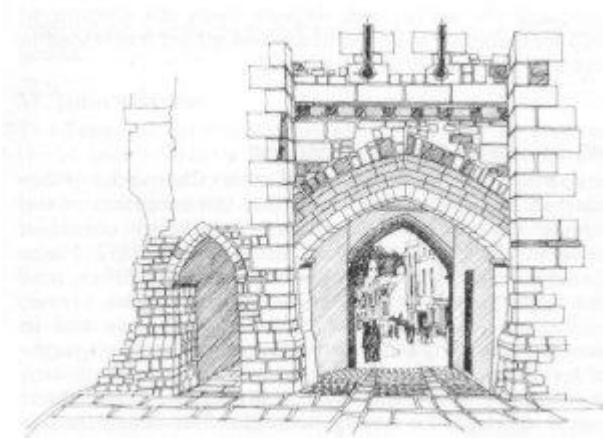
Members of the Trust have served on a County working party to help art teachers from secondary schools, and a national project on Art and the Built Environment is now integrated into the curriculum of Hampshire schools. Professional architects and planners were enrolled in this campaign and the cause of environmental education has been considerably advanced by this unusual type of collaboration.

The Trust has further diversified its educational activities by giving lectures at the Elm Road Teachers Centre. The title Using Winchester City produced a good response from pre-secondary school teachers, and this was followed by four walks in the town led by enthusiastic architects.

So there seems to be a nucleus of dedicated teachers asking for help, but more action and fewer pious expressions are needed. It seems ironical in this one-time historic capital that a centre available for the study of past and present architecture has yet to be established.

F.C.

The Westgate - Trust Annual Report 1981



Westgate Paving Proposals - note also the pleasing effect of the equestrian sculpture silhouetted against the wall of Basticks

Following the by-passing of the Westgate, paving was laid as a temporary measure by the old City Council. In 1976 Donald Insall prepared a plan for repaving the Westgate, in conjunction with the landscaping of Castle Hill. This involved the laying of setts and the dropping of the road curbs at both end to give the semblance of a way through the gate. Unfortunately this plan was not implemented, and the Trust is very anxious that something should be done about the unused appearance of the gate. The semblance of a way through would give the impression of the gate being part of the scene, and not just an inconvenient ancient monument.

The Trust has recently met City representatives to consider what can be done at this time of financial stringency. Old granite setts from the entrance to the Guildhall, soon to be taken up in connection with the improvement scheme, could be reused at the Westgate, and this would provide the impression of a way through without undue expense. The mediaeval city wall formerly joined onto the north side of the Westgate, and the possibility is being considered of recreating a very small portion of this wall (perhaps 3-ft. or so) where the unused paved area of footpath curves around the side of the gate. This would remove the present isolated appearance of the gate, as has been done successfully elsewhere.

The Trust is prepared to sponsor this scheme in co-operation with the City Council, and it is hoped that the cost will largely be financed through grants.

J.S.

Hyde Wall - Trust Annual Report 1981

One aspect of conservation work in Winchester where the Trust is especially qualified to help is with important architectural features which are nevertheless of such little practical use that owners are unlikely to restore them from scant private resources. In many cases grant aid may be available for up to 50 per cent. of the

cost, but much initial work is necessary before the grant is assured and, particularly where the feature runs through several properties, owners are understandably reluctant to risk the necessary expenditure — even if they consider the work desirable.

Our current project in this field is an important but little known wall at the back of Hyde Abbey House. Not only is the wall an attractive example of flint and stonework, but it contains various historic details including an outstanding Jacobean monument. The Trust has been able to appoint an architect, obtain estimates and offers of substantial grants, and approach the nine owners involved. There are numerous problems yet to be overcome in reaching agreement to do the work and it may not be possible to complete the restoration of the wall without more financial aid, but we are reasonably assured that the most important half, which contains the monu¬ment, will be restored by the end of the year. On completion the Trust should be able to recoup most of its expenses so that another project of the same kind may be taken on.

M.C.

Trees - Trust Annual Report 1981

After the demise of the Holm Oak in the High Street, the Trust asked the County Council to consider replacing it with a deciduous tree, such as a Norway Maple, which would add an element of seasonal change to the street scene. Perhaps the loss of this important tree was the catalyst needed to start the tree survey of Winchester in the Spring. Old age and the pressure for development threaten many of the trees which make such a valuable contribution to the setting of the City. In addition to noting all significant trees, groups of trees and hedges with their present condition, the survey will record spaces where planting is desirable. The results will be made available to the local authorities so that they will be able to take into account the value of the trees when considering development proposals and be aware of places where planting is needed. The time taken to complete the survey will depend upon the amount of help forthcoming from members and others interested in undertaking a share of the work.

P.E.

Winchester's Pioneer Motorist - Trust Annual Report 1981

Following the restoration of the Chernocke Place porches by the Trust, research into the occupants of the houses has revealed Winchester's hitherto unknown place in the development of motoring. In 1897 Major General Hugh Parker Montgomery (late 60th Rifles, now the Royal Green Jackets) of No. 35, Southgate Street, purchased a Coventry-built Daimler motor car and so became, according to his obituary in the

Autocar magazine of January 1902, the 'first gentleman unconnected with the industry in this country to purchase an English-built motor carriage, his having been the first order from a private customer which the Daimler Company ever received.'

The car was kept in the Chernocke Place mews now occupied by Meadow House, and it seemed appropriate that a plaque commemorating British Leyland's first customer should be placed on this new building. As a result of representations by the Trust Mr. John Egan, Chairman of Jaguar Daimler Cars has kindly agreed to sponsor the plaque. The owners and architect of Meadow House have made available plans and given their approval with a number of useful suggestions on the design. The Trust hopes that this will be the first of a series of plaques placed by the Trust, in co-operation with business interests and owners, on those of Winchester's many interesting buildings not mentioned in the usual guide books.

C.W.

St. John's Street - Trust Annual Report 1981

The Trust has for many years had a particular interest in the St. John's Street area of Winchester. An historic street and once a main route from the City, it forms a key feature of the area called the Soke, linking the old buildings of Bridge Street and Chesil Street with the splendid group of dwellings which includes the old Blue Boar and St. John's Croft. The street contains the Church of St. John the Baptist and Tudor House but its most characteristic feature is the steep descending street-line edged by the old Victorian stepped terraces of artisan houses which, with their tall chimneys, slate roofs and decorative brickwork, make one of the most evocative of Winchester's street scenes.

Once sadly neglected, the street is now being re-born with many houses at the lower end restored by private owners, and the area near the Church (including Chester Road) the subject of a large Council re-development scheme. As a result an opportunity has come to the Trust to acquire from the Council, and rehabilitate, 10 of the Victorian cottages which would otherwise have been demolished or drastically altered. For the first time the Trust, with finance and help from the Hampshire Buildings Preservation Trust, hopes to embark on a major re-construction scheme which, if successful, would not only help to preserve the character of one of Winchester's most significant streets, but would represent a real coming of age for the Trust.

A.W.

The Church of St. John the Baptist - Trust Annual Report 1981

St John the Baptist - also illustrating some of the ten St John's Street houses and the importance of scale, chimneys and other details

Standing foursquare at the centre of its original parish the church of St. John the Baptist, with its grey battlemented tower, provides a functioning historic heart to an area of the city in which the Trust has taken a continuing interest since 1975. In its architecture and furnishings it presents an accumulation of history which most ancient churches lost in the process of over-zealous restoration during the 19th Century.

The outside of the church is mostly work of the 15th Century, the majority of the windows have good perpendicular tracery, the exception being a large earlier window filled with geometrical decorated tracery in the south wall at the east end: a splendid architectural jewel. Inside the open wooden roofs, over nave and aisles of almost equal width, are supported on arcades of rough pointed arches borne on heavy cylindrical columns which have scalloped or fluted capitals dating back to the end of the 12th Century. Flanking the chancel are unusual 14th Century oak screens, and across the church stretches a 15th Century screen which supported the rood loft, the opening to which can still be seen high up in the south aisle wall. The font and pulpit are also 15th Century work. On the north wall can be seen the remains of fine 13th Century wall paintings and ranged around the walls are many fine memorials. The interior also houses a Royal Coat of Arms of 1774 (Charles II) and a splendid brass octopus chandelier (1779). In some of the windows are fragments of ancient glass and in others good 19th Century stained glass.

How happy William Morris would be to see it all. Here he would find little need to gnash his teeth and rail against the destruction of the evidence of the past, which in 1877 led him to found the Society for the Protection of Ancient Buildings.

Sadly this unique and beautiful church is now in need of quite considerable repair and the cost of the work required will be beyond the capacity of its present congregation. The Trust has offered its services to the Church to provide advice, and to assist in any way it can in fund-raising activities. Although the full cost is daunting, it should be possible to raise sufficient money for a start to be made with the most urgent repairs.

M.M.

Cemeteries - Trust Annual Report 1981

The Cemeteries at West Hill and Magdalen Hill have recently been the subject of controversy, as readers of the local press will know. Magdalen Hill cemetery is still in use but maintenance has become very expensive due to the difficulty of cutting the grass around the memorials. West Hill cemetery was laid out in the 19th century and was originally privately owned. It is now owned by the City Council, whose policy is to gradually remove the memorials and to turn the cemetery into a public open space. This policy has the support of some, who feel that this would make a more economic and socially beneficial use of the land now filled with graves. Others agree that the cemetery shows an important aspect of 19th century design, integrating sculpture and landscape, and that many of the memorials are of value in themselves as Victorian sculpture and as memorials to the citizens whom they commemorate.

A solution is needed for this problem, which affects many other disused cemeteries. Voluntary maintenance by a group of friends or by an institution in the area might be the answer: can anyone point us in the right direction?

N.R.

The M3 Proposals - Trust Annual Report 1981

Outwardly there has been little progress with this problem during the last year, and the Trust shares with many a concern over the delay in implementation of the Inspector's recommendation to investigate and prepare new proposals for improving the A33 corridor south of Bar End in a way that is to be less damaging to the environment than the original M3 proposals. The Trust has welcomed the withdrawal of the M3 Line Order for this section as a demonstration of the Ministers' willingness to re-examine the problem with an open mind.

The delay has, in part, been caused by the replacement of the Road Construction Unit by independent consultants. The latter have yet to start their task of consultation with interested parties. In the meantime the Trust, represented by the M3 Joint Action Group, has been seeking common ground with other interested parties to hasten this process. In particular, useful discussions have been held with the Chambers of Commerce of both Winchester and Southampton, and these have led to some measure of agreement. All parties wish to see the 'connection between Popham and the M27 upgraded to an appropriate standard in the shortest possible time,' and recognise that this standard could be something less than a motorway.

G.M.

Lorries in Winchester - Trust Annual Report 1981

Thanks are due to all those who responded to the Trust's letter in the Hampshire Chronicle. They enabled us to contribute to the Civic Trust's national survey of lorry damage. We are now aware of numerous instances of impact damage to buildings in Winchester (particularly in the historic core area) and of widespread pavement damage.

We are embarking on a further local survey to include impact damage, vibration, pavement mounting, obstruction, accidents, physical threats, noise and other nuisances. With your help we hope to build up a picture which will enable us to form a clearer view of the lorry problem and make suggestions for ameliorative measures. Members and others who would like to assist are asked to keep a pen and pad handy and to note any observations on the spot. Date, time, place, number of axles on the lorry and circumstances of the incident are all important. If the registration number and owner's name can be obtained, so much the better. Information on recurrent problems, like vibration, is also welcome.

The 'effects' sections of the Armitage Report on Lorries, People and the Environment are replete with remarks such as:
'Much more research needs to be done to establish ...'
'The possible effects of ... are unknown'
'There is particular ignorance about ...'
'The causes ... are imperfectly understood'
'There are no official statistics ...'
'There has been no attempt to measure ...'
'There has never been a national sample of ...'

And there are many more in similar vein. Trust members who have studied the report cannot help but feel that heavier (and slightly larger) lorries should not have been advocated at a time when research-based information on the effects of present ones is so sadly lacking. So please spare a little time to help with our local survey.

G.G.

Easton Lane and The Town Centre Plan - Trust Annual Report 1981

The Secretaries of State have confirmed the Inspector's recommendation that this road should not be built at present. The Inspector agreed with the Trust's argument that there is no compelling evidence to support the view that the present traffic situation in Winchester is critical, or that the Link Road can be justified on other grounds at this time. The Inspector also concluded that there might be a time in the future when the need for the Link Road could be better demonstrated, either through the effects of By-pass improvements or through major developments under the draft Town Centre Plan.

The result of this Inquiry is likely to have far reaching consequences for the preparation of the Town Centre Plan. The draft Plan was drawn up on the assumption of the Link Road and on the assumption that the M3 and its side roads

would be constructed according to original published proposals. Neither assumption has been fulfilled, and in the words of the City's Director of Planning 'it is back to the drawing board for the Local Plan.'

The resulting delay is to be regretted, but the Trust greatly welcomes the opportunity presented for an open approach to the Town Centre Plan. It is now possible to start the process by addressing the question — what sort of town centre do we want? Having resolved that, we can then look at the subsidiary matter — what road pattern will best serve that aim ? It is the Trust's view that traffic and facilities for traffic are means to an end, but not ends in themselves.

The Trust welcomes the City's initiative in setting up a Steering Committee, and understands that this Committee will engage with interested parties, including the Trust, in a fundamental re-examination of the Plan's requirements. Hopefully, this will speed up the planning process, and will avoid some of the cruder and more expensive conflicts of the Public Inquiry .

G.M.

Development Control — Policy and Practice - Trust Annual Report 1981

In early 1980 the DoE circulated this draft document. Its purpose, to suggest ways to speed up the development control process, is admirable. The methods it suggests are questionable, as is its basic premise that the planning system is seriously affecting the national economy. The Trust's views are that the pressures which have led to the development of our planning system have not eased. If anything they are greater. The Trust wrote to the DoE making the point that speeding up development control is a desirable end but not if it is at the expense of the quality of decision. The adoption of this circular will lead to an erosion of planning quality which in turn will lead to more noticeable defects in the environment for which 'The Planners' will be blamed. If, as a result, the planning system were to be further shorn of its power to be effective there would be a further deterioration in both the quality of planning and the environment. It may be thought that planning powers could be reinstated as the need for controls became more apparent, but this instability in an important system will not engender public confidence or attract the right sort of officers to serve it.

H.W.

Planning Comments - Trust Annual Report 1981

The Trust comments on so many planning applications that it is impossible to list them all here. They vary from approval to objection and from a few lines to very detailed submissions where considered necessary. The following is a recent example of the latter, where regretfully our arguments did not prevail.

". .. following presentation of the Scheme to the Trust Council by the applicant and his architects, members studied the site and the drawings and met again to discuss the current proposals before reaching the following conclusions.

1. Tower House

Tower House Development, Tower Street-Looking West Existing

Tower House Development, Tower Street-Looking West Proposed

Tower House Development, Tower Street-Looking North Existing

Tower House Development, Tower Street-Looking North Proposed

The Trust would very much like to see Tower House restored and retained. There is a tendency, to which we have been no less prone than the owner or the City Council, to underestimate the importance of this building because of its neglected state and run-down surroundings. But after careful consideration it becomes apparent that it is an ideal focal point to the Tower Street corner, nicely balancing the attractions of both terraces and the surrounding trees. It was perhaps necessary to see the proposed scheme to realise how right the proportions, scale and texture of Tower House are in this setting, compared with such an alternative. Moreover, the very limited research that has been possible in the time available indicates that the building was certainly built before 1840 and may well date from the first quarter of the 19th Century. It is a unique example of its kind in Winchester, the closest comparison being Abbey House which is a 'modernisation' rather than a fine example of this elegant variant of the Gothic Revival.

We appreciate that the condition of the building is poor, and that the materials used for its construction may produce more problems than might normally be the case, but we are by no means convinced that its repair and restoration would be such an enormous task as the applicant believes. It is clear that redevelopment was the only option considered from the start, and we doubt that any serious study of the possibility of retention has been undertaken by the architects or by the Planning Authority. A cursory external inspection leads us to believe that although

considerable expense might be involved, there is a distinct possibility that it would not be excessive (especially with the prospect of some grant aid) if implemented as part of a combined development, which would convert Tower House to modern apartments attached to new 2 and 3 storey flats on the back land.

If this theory is disputed, the Trust is prepared to commission an independent report on the structural condition of Tower House and the cost of its restoration provided, of course, that the owner would permit it.

2. The Proposed Scheme

Not only are we aware that an independent inspection might prove the building to be beyond economic repair, in which case a new building would be welcome on this site, but we also believe the present proposals deserve very careful consideration and comment.

The applicant appears to have briefed his architects to make every effort to design a development which would be worthy of the site's potential, and in keeping with the character of the City. The result is certainly an interesting and cleverly designed building for which the architects deserve full credit when compared with much of the new development elsewhere in Winchester. This building with its pitched roofs should at least fit well into the general roofscape in the long view, but we are convinced that in close-up the proposed design is entirely wrong in this particular setting, for the following reasons.

1. The size of the building is too great for the site. Not so much in terms of density, (though there are misgivings about introducing quite so many new units to this narrow street), but in the effect of so much bulk upon the views from east and south along Tower Street. With respect, we doubt the accuracy of the architects' sketch view from the east, and very much regret that they have not produced one from the other direction, and comparisons of both with views as they are at present. The Trust's own versions are enclosed with this commentary, from which it can be seen that we believe the proposed building will dwarf its neighbours and destroy the harmony of the area.
2. The elements of the design have no sort of relation¬ship with the adjoining buildings, and although this is not a prerequisite for successful infill development, it is essential that whether by relationship or subtle contrast, a new building should respect its neighbours. In this instance we consider that the effort to fit in with Win¬chester as a whole has overlooked the need to fit into the actual locality. The contrast is therefore abrupt and, instead or providing harmony, results in discord. The details and roof line have a lack of coherence which might be fun elsewhere, but are at odds with the composed design of the terraces. The intended use of yellow bricks, red string courses and slate roof may well have their precedent elsewhere in the town, but they are almost an afront to the delicate yellows and whites of the terraces, especially as we do not believe soft yellows are intended (or even available), and have ample evidence of the hard black look of the proposed asbestos slates compared with the subtle colouring and texture of natural slate roofing. It seems curious to us that if polychromatic brickwork was desired, the more subtle and sophisticated colouring of the house on the corner of Staple

Gardens was not chosen, so that the elegance of the existing buildings was echoed without the risk of killing one yellow with another. It is interesting, we think, that our sketch views, by not showing brick courses and by implying some texture in the roofing material, actually make the new building look more acceptable in its setting — if it were not for the bulk.

3. We consider that there is a lack of perceived relationship between the new building and its surround¬ings, so that it does not appear to belong here, and the effect is not enhanced by the linking bridge which accentuates the difference in scale between the different buildings. In some respects the suggested second block improves the situation by changing the new building from an isolated unit awkwardly linked to one terrace, into a link between both terraces. But the other criticisms remain and, in any case, we do not believe the second block should be given serious consideration when there appears to be no likelihood of Pearsons disposing of their site.

3. Recommendations

The Trust urges that the application should be deferred pending an investigation to see whether a development incorporating Tower House is a viable proposition. If this is not possible we believe that the number of units should be reduced by at least five, and that the architects should be encouraged to reconsider their scheme in the light of our comments and asked to bring their undoubted talents to bear on designing an equally interesting building, but one which is more suited to this particular locality."

Committees - Trust Annual Report 1981

Executive Committee
Chairman: Michael Carden (Win. 63005)
Deals with policy and other major matters delegated by the Trust Council.

Development Control Committee
Chairman: Frank Chippindale
Consists of the Convenors of the undermentioned panels and a representative of the Trees Committee. It co¬ordinates development control policy.

Conservation Panel
Convenor: Frank Chippindale (Win. 4892) Monitors planning applications.

Housing Panel
Convenor: John Harrison (Win. 4884) Monitors planning applications.

Commercial Panel
Convenor: Leslie Eckett (Win. 881313) Monitors planning applications.

Trees Committee
Chairman: Councillor Mrs. Patricia Edwards (Win. 65590) Monitors planning applications and advises on tree planting and landscaping.

Programme Committee
Chairman: Frank Chippindale (Win. 4892)
Visits Organiser: Christopher Webb (Win. 2015) Organises lectures and some other events.

Archives and Records Committee
Chairman: Derek Dine (Win. 3909) Collects, copies and stores archive material; organises exhibitions and displays.

Town Planning Committee
Chairman: Christopher Gillham (Win. 67338) Monitors large scale plans — structure, area, town. Also monitors road proposals.

Association with other bodies
City Council's Town Centre Plan Working Party (represented on Working Party by Gordon Macpherson; Itchen Abbas 205) Civic Trust (registration).
Mayor's Carnival Committee (represented on Committee by Christopher Webb; Win. 2015
The Victorian Society (corporate member).
Winchester M3 Joint Action Group (corporate member — represented on J.A.G. Committee by the Chairman of the Town Planning Committee.

Bankers and Hon. Financial Advisers:
Barclays Bank Ltd., Jewry Street, Winchester

Hon. Legal Advisers:
Messrs. Warner 7amp; Richardson, 29a Jewry Street, Winchester

* Members who are interested in taking part in these or any other Trust activity are invited to contact the Hon. Secretary, the appropriate committee chairman or any member of the Council.