Officers and Committee - Trust Annual Report 1988

President	*Mrs W.J. Carpenter-Turner, B.A., J.P.	27 St Swithun 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 Hon. Sir Peter Ramsbotham, G.C.M.G., G.C.V.O.	
Chairman	D.S. Middleditch Esq,	11 Clifton Terrace, Winchester
Deputy Chairman	M.T. Carden, Esq., A.A.Dip., A.R.I.B.A.	21 Edgar Road, Winchester
Vice Chairman	D.J. Smith, Esq., FRICS	4 St James Crescent, Winchester
Hon. Treasurer	E.J. Witts, Esq.	16 Dale Close, Littleton, Winchester
Hon. Secretary	Mrs R.P. Graham	Winchester Heritage Centre, 52/54 Upper Brook Street, Winchester
Asst Hon. Secretary	Mrs C. Paine	6 Eastcliffe, Winchester
Committee Members	Lt-Col G.P. Burnett	
	Mrs. W.J. Carpenter Turner, BA, JP	
	Cllr. H.R, Cole, BA	
	Dr C.J. Gillham, Esq., Ph.D	
	K.W. Johns, Esq. FCIT, FWSOM	
	K.C. Leaman, Esq. RIBA	
	N.A. McPherson Esq., B.A., BArch, RIBA, MIA	
	G.M. Morris, Esq., R.I.B.A.	
	Mrs. M.P.A. Neyroud	
	Cllr. Mrs. P. Peskett	
	I.P.H. Skeet, Esq.	
	Capt. A.L.L. Skinner, R.N.(Ret'd)	
	Mrs.R.A. Smith, BA, Cert Cons, Cons Cert	
	H.C. Watson, Esq., FLI	
	C.J. Webb, Esq.	

Guest Member	A.F. Rutter, Esq., A.A.Dip., R.I.B.A.	Conservation Planning Officer

---

Chairman's Remarks - Trust Annual Report 1988

As usual there are a number of changes to report amongst members of the Council and the Officers.

Few members will not know already that Gill Graham, who has been Secretary of the Trust for eleven years, is to stand down after the Annual General Meeting in October. The Trust owes Gill Graham an immense debt of gratitude for her dedication to our affairs, and her unfailing enthusiasm and ability to undertake any task great or small. She will be very much missed.

We are fortunate that she will be succeeded by Clarissa Paine, who is admirably qualified in that she has lived for most of her life in Winchester, knows a good deal about the Trust, and has varied experience which includes 10 years in a secretarial/administrative post with the IBA.

A sad loss during the year was that of Frank Chippindale who, though no longer a member of the Council, played a very active part as Chairman of the Urban Studies Committee, a member of the Heritage Centre Management Committee and the Convenor of one of our Development Control Panels almost up to the time of his death in July 1988. Honorary Life Membership was conferred on him at the 1987 Annual General Meeting.

As regards the Council, Jock Macdonald decided not to seek re-election at the last AGM, due to other commitments. As a Winchester City Councillor he kept us in touch with Colebrook Street and his help and advice during his time on our Council was invaluable.

Five new members have joined the Council since the last Annual Report. Ernest Witts, who is Treasurer of the Trust, and Harvey Cole, a Hampshire County Councillor and an economic consultant, were both elected at the last Annual General Meeting.

The following have been co-opted during the year and will be proposed for election at the forthcoming AGM:

Mrs Pamela Peskett is a Winchester City Councillor, Chairman of the Winchester Consumer Group, Vice-Chairman of the Management Committee of the Citizens' Advice Bureau, a member of the Community Heal th Council and a practising genealogist.

Robert Cross lives in Winchester, has wide experience of publishing and has taken over responsibility for all the Trust's publications, including editorship of the Newsletter.

Keith Leaman is senior partner of Plincke, Leaman and Browning, a leading firm of Winchester Architects, and has for some time been involved with the Trust as a member of the Urban Studies Committee, of which he is now Chairman.

We heartily commend their election to members.

The Council is now almost at full strength, and as Chairman I consider myself indeed lucky to have such a diversity of experience and knowledge upon which to draw.

We shall need all the expertise that we can get since whilst some of the worst dangers of the past are behind us, Winchester faces a number of changes with great potential for good or ill. The re-development of the Brooks is, effectively, a fait accompli, but other important issues are far from resolved. The Inspector's Report on the M3 is awaited. The first steps towards the re-development of the Peninsula Barracks have now been taken and although the general form that it will take is beginning to be clear, much remains to be known about the detail. In addition, the ever present financial pressures for development are now being fuelled by the possible availability of a number of green sites both in Winchester and on its outskirts. All of these factors will result in very considerable changes in Winchester and it will not be easy to ensure that these are for the better.

The Council of the Trust will need more than ever the support and encouragement of members. Numbers alone count a great deal in proving the weight of opinion, so please encourage like-thinking friends to join. And we are always delighted to have comments and offers of help.

Winchester Heritage Centre - Trust Annual Report 1988

At the 'Strategy Meeting' held in April 1987 and attended by representatives of Hampshire County Council, Winchester City Council, the Southern Tourist Board, Winchester Cathedral and others, we were urged to approach Winchester City Council in order to discuss our future. The wheels of bureaucracy grind somewhat slowly but it is satisfactory to report that over a year later, in July 1988, we were able to get into discussions with representatives of the Council. The upshot of these is not known, but we feel that the opportunity to have a full discussion was a valuable one. The Heritage Centre has no lease from the City; it is held rent-free on a licence renewable annually. The lack of any security of tenure, coupled with the fact that some capital expenditure, particularly on the roof, is required in the near future makes planning difficult, but we hope that our discussions with the city will resolve some of these problems.

The Brooks Dig continued to have an adverse effect on attendances by casual visitors and tourists. However, we have done well with visits by schools and

organized groups, and altogether some 4,000 people a year visit or use the Centre for one purpose or another.

A decision by British Airways to show our video 'Winchester Heritage' on its jumbo jet 'City of Winchester' represented a considerable achievement, and is providing valuable publicity for Winchester although as yet, it is of no tangible benefit to the Heritage Centre. It was particularly pleasing that we were able to give permission for the showing in time for the video to be carried on the flight which took the Mayor of Winchester on his visit to the USA earlier this year.

The Heritage Centre continues to aim at self-sufficiency, raising funds by entrance fees for the standing exhibition and audio/visual, and by any other means that it can devise. Shop sales are on the increase, another successful second-hand book sale was organised by John and Eunice Balchin, and a new greeting card is now available. This is illustrated in the Report. The drawing is by Michael Carden from an original water-colour in the possession of Mrs Carpenter Turner.

Great credit is due to the Hon. Manager, Alan Cooke; his Deputy, Ray Eaglen, and the voluntary stewards who man the Centre. Thanks are due also to Mrs Joan Eaglen, who has been Hon. Secretary of the Heritage Centre Management Committee since February 1987, but who has now decided to stand down.

Peninsula Barracks - Trust Annual Report 1988

After several years of delay, events began to move during 1988 with considerable rapidity. The delay was due, apparently, to uncertainties as to the ownership of the site, but these have been resolved and it is to be disposed of by the Crown Estate Commissioners and the Property Services Agency.

There was growing concern as to whether the provisions of the Winchester Area Local Plan would be adhered to, but fears on this score have been largely allayed and the Revised Planning Brief issued recently by Winchester City Council closely reflects the policies set out in the Plan.

The Lower Barracks site has already been put on the market for development. The Upper Barracks will be developed separately at a later stage, but will very largely retain its existing appearance.

The Trust has formed a working party to monitor all developments. Our particular concerns will be with architectural standards, particularly related to the, largely, residential development on the lower site; the effects on traffic; and with the need to ensure that adequate provision is made for archaeological study and protection. We have written to the Chairman of the Crown Estates Commissioners on the latter subject, and have supported a request by Hampshire Buildings Preservation Trust that there should be public consultation before a developer is finally selected for the Lower Barracks site.

There can be no historic town in England at present that faces a more challenging task than the development of this site occupying 15.9 acres in a dominating central position and of unique historic and archaeological importance.

The Brooks - Trust Annual Report 1988

Last year we reported that we were unable to support any of the three schemes selected by Winchester City Council following its architectural competition for a shopping centre and 350-space car park on this site, on what has been recently the Central Car Park.

Of the three schemes the City finally chose the one submitted by Ladbrokes. This was the subject of a public exhibition, and the Trust was given a presentation after which we submitted various detailed comments. Whilst we still remain convinced that a shopping centre and car park on this massive scale is inappropriate for Winchester, the Trust concluded that, of the three, the Ladbroke scheme was architecturally the best and to this extent therefore agreed with Winchester City Council's choice. Given that the development is inevitable we have pressed for certain design improvements before details are approved by the Planning Authority. The Architects were apparently willing to meet the Planners and ourselves to discuss these points but the Developers remain uncooperative.

An archaeological dig took place on the site which terminated on 31st July. This was higly successful in archaeological terms and aroused a great deal of public interest. When the dig came to an end less than half the development site had been investigated. Undoubtedly a great deal of valuable material remained and this will now be lost irretrievably as the site is excavated. This is a tragedy, since despite what appear to have been good intentions on the part of both Winchester City Council and the Developer, neither the time allowed nor the money provided has proved sufficient.

The Trust is concerned that the same should not happen on the Peninsula Barracks site.

M3 Motorway - Trust Annual Report 1988

The 1985 Public Inquiry re-opened on 29th September 1987, but after six weeks had to be adjourned owing to a failure on the part of the Department of Transport to book accommodation in the Guildhall or elsewhere. It re-opened again on 12th January 1988 and finally came to an end in March.

The length of the proceedings put a severe strain on the resources of the Winchester M3 Joint Action Group (JAG), which was represented at the Inquiry both by Counsel

and by consulting engineers. In addition to supporting JAG, the Trust was also represented at the Inquiry by Dr. Christopher Gillham.

Throughout the lengthy proceedings, the Inspector, Air Vice-Marshal Charles Maughan, treated participants with conspicuous courtesy. His Report is not yet available and it would be rash in the extreme to predict what it will contain.

Town Planning and Development Control - Trust Annual Report 1988

During the last year, two problems, which are reflections of pressures seen nationwide, are becoming all too apparent in Winchester. Both problems are aspects of economic growth. The seemingly insatiable demand for development land threatens with in-fill several of Winchester's green spaces, hitherto regarded as more or-less permanent features. And the growth of car traffic is such that Winchester's radial routes and gyratory system are rapidly clogging up - Winchester is becoming a car-dominated town. The policies of restraint adopted at the Town Plan Inquiry do not appear to be working. In both cases, it is particularly sad that the Local Authorities themselves are setting such bad examples.

The grounds of West Downs and Kings School are likely to be developed for residential use and other country sites about to be developed or at risk are Henry Beaufort School, Weeke School, Airlie Road and Courtney Road. The Town Plan, which emphasised the need for more open spaces in Winchester, clearly did not envisage these developments, nor anticipate their traffic consequences.

There is clearly a need for an urgent review of Plan policies in the light of these developments and for Local Authorities to exercise some of the restraint themselves, that they were proposing to exert on others.

The Brooks Development is an example of the Local Council being tempted, by highly lucrative deals, to compromise on restraint policies and over-develop the site. The additional car parking provision on this site, will ensure an unpleasant street environment in the City Centre, particularly since the 'temporary' car park on the St Peter's School site has become permanent. The development of the Peninsula Barracks will further overload the traffic system, particularly along the radials of Southgate Street/St Cross Road and Romsey Road, the latter's problems being compounded by the developments at West Downs and Kings School.

The Town Plan is 3 years old, the City Council now has a traffic expert but nothing at all has happened in the way of experimentation in Park and Ride. The promise to reduce City Centre traffic appears to have been forgotten. The one experiment in traffic restraint (that of closure of Kingsgate Arch and College Street) will actually increase traffic levels on the gyratory system unless complementary measures are taken to prevent this (the Trust has supported the proposal with this proviso).

The County Council has recently indicated its desire to use the Carfax site as a 'temporary' car park for its own staff. We have suggested that the County Council, as

the Highway Authority which wrote the transport elements of the Town Plan, ought to set an example and take the opportunity presented by its development of the Tower Street/High Street corner to start an experiment in Park and Ride for its own staff.

The Trust's Development Control panels continue to meet weekly to scrutinise planning applications.

A proposal to build in the countryside at Sarum Farm was turned down by the City Council but was the subject of an Appeal at which the Trust appeared in support of the City. The Secretary of State found in favour of the City Council but pressure on the outskirts of Winchester will, we fear, continue. An application to develop housing, a golf course and a country club at Manor Farm, Pitt was turned down but is the subject of an Appeal and a modified proposal without the housing has been submitted.

In the City area, Winchester City Council turned down schemes to build flats on the Canon Cinema site and houses on the site of the National Tyre Service at Edgar Road, to which the Trust had objected on architectural grounds.

The Trust opposed a scheme on an important site at 75 to 79 Eastgate Street which in the event was turned down by the City. The trust was invited by the Developer to a discussion on the site and made a number of suggestions which have been incorporated in an amended scheme, which has now been submitted to the City. This, if accepted, will result in the preservation of two early Victorian cottages, Nos 75 and 76, which otherwise would have been destroyed.

The Trust has made strong representations about the condition and future of the prominent Highcliffe terrace, Bankside Cottages, overlooking Quarry Hill Road. We were pleased to learn that the owner, the City Council, wishes to re-use rather than demolish the building, but disturbed to see that their scheme removed the charming balcony so familiar to us all.

After many years of effort by the Landscape Committee, the City Council has at last been persuaded to alter its policy of destroying the historic gravestones in West Hill Cemetery, one of the City's most remarkable open spaces. As reported in the last Newsletter, it is now intended that the Cemetery will become a carefully managed area where wild flowers, butterflies and birds will be encouraged by suitable planting and the elimination of chemical spraying.

Urban Studies Committee - Trust Annual Report 1988

Frank Chippindale was the progenitor of the Urban Studies Committee, and he continued to play an active part and to take the closest interest in it almost to the day of his death. Despite his illness, therefore, the year was a typically active one.

The highlights were, perhaps, the publication of Frank's booklet on St. Thomas Street (illustrated by Keith Leaman) - the fifth in a series on various streets in

Winchester published by the Trust, and a successful public forum on Office Development in Winchester, which took place in the Guildhall in April.

Lectures, Walks and Visits - Trust Annual Report 1988

There has been a very full programme of events organised both by the Committee and by Mrs Ann Jones, who has succeeded Mrs Brit Croft as Programme Co-ordinator and is herself a member of the Urban Studies Committee.

The successful series of lunch-time talks at the Heritage Centre have continued and five have taken place since the last Annual General Meeting. In addition, there have been two evening lectures, a visit to two private gardens, a guided walkabout looking at gables, led by Keith Leaman, Mrs Corinne Bennett's annual tour of the roofs, tower and stair turrets of the Cathedral (always a memorable experience for those with a head for heights), and a most enjoyable tour of St. Cross Hospital led by Peter Hopewell and Brother Heron.

Keith Leaman has succeeded Frank Chippindale as Chairman of the Urban Studies Committee and Mrs Dot Browning has become its Hon. Secretary.

Newsletter Deliveries - Trust Annual Report 1988

Virtually the whole City Wards area and several of the villages surrounding Winchester are covered by the Trust's hand-delivery system which saves an enormous amount of postage. The system is run in a super-efficient manner by Mrs Brit Croft, aided by a substantial army of volunteers, to all of whom we are most grateful.

Those involved soon learn to appreciate the tribulations that postmen endure daily - stiff letterboxes which nip your fingers and often need two hands to operate at all, draught-exclusion brushes which are virtually impenetrable, and awkward vertical slits at 'backbreaking' ankle height. One of our most experienced deliverers (Area H), strongly recommends that anyone who is thinking of replacing a letterbox should give serious consideration to the lift-up flap type, which is both easy to operate and an efficient draught excluder.

Hon. Treasurer's Report for the year ended 30th April 1988 - Trust Annual Report 1988

The twelve months ending 30th April 1988 resulted in an excess of expenditure over income of £1,751 which was made up as follows:

Trust - excess expenditure		£ (1698)
Heritage Centre - excess expenditure	£ (730)	
Heritage Centre Shop - excess income	£ 677	£ (53)
		£ (1751)

The Trust excess of expenditure over income has increased by £824 from 1987 due to:

- A fall in interest revenue of £666 as a result of funding the Heritage Centre audio-visual enterprise with £5,500.
- Operating income overall is marginally up by £99 despite a reduction of £205 in subscriptions fallowing lower life membership entrants in 1988.
- Expenditure has increased by £1,612, mainly due to the special donation (reported last year) of £1,000 to the M3 Joint Action Group and £450 for the publication of the St. Thomas Street booklet.
- Partly off-setting these losses is the non-recurrence in 1988 of expenditure of £1,355 last year towards the cost of the permanent exhibition in the Heritage Centre.

The Heritage' Centre deficit of £730, despite grants of £1,520 during the year, is a disappointment. Forecast income from entrance fees to the audio/visual display which was to replace the loss of rental income has not materialised. Expenditure has been reduced in many cases from 1987 levels but two items should be mentioned:

- Advertising and Publicity expense increased by £367 representing the utilisation of the grant from the Southern Tourist Board on additional publicity.
- Depreciation of the audio/visual equipment is chargeable over 5 years at £864 pa. The current figure represents the first year's charge.

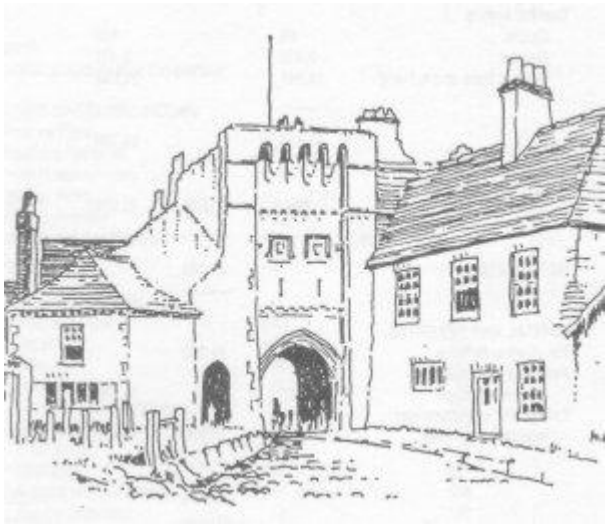
The Shop Accounts show a useful surplus of £677 compared with £684 in 1987. This is a significant contribution to the overall Heritage Centre results.

As will be seen, the Trust's income does not cover its expenditure and a continuing loss at the Heritage Centre appears inevitable in the immediate future, since its location at the rear of the Brooks Development inhibits an increase in income from entrance fees. Discussions with the City on the future of the Heritage Centre are in progress and in the meantime, the Trust will continue to support it in its many activities.

The consolidated balance sheet, showing net assets of £74,186, reflects the revaluation of 24 Canon Street to £50,000 whilst absorbing the excess of expenditure over income of £1,751 for the year. Since the completion of the accounts, vacant possession of 24 Canon Street has been obtained and the current valuation must therefore be considered conservative. The financial position of the Trust remains sound but the elimination of continuing annual operating deficits must be an important priority to retain financial strength to meet any exceptional future demands which the Trust may be called upon to support in pursuance of its aims and objectives.

Complete copies of the statutory and management accounts are available for the inspection of members in the Heritage Centre.

E J Witts
Hon Treasurer



The outside of the Westgate in the early
19th century - from a painting by T Hart, a friend of Turner

Heritage Centre Officers - Trust Annual Report 1988

President	The Lord Briggs of Lewes, MA, BSc(Econ), FBA	
Vice President	Councillor F.A.J. Emery-Wallis, FSA	
Vice President	D.H. Cowan, Esq., LL.B	
Vice President	Tim Brooke-Taylor, Esq., MA, LL.D	
Chairman	K.W. Johns, Esq.	18 Dale Close, Littleton, Winchester
Hon. Treasurer	E.J. Witts, Esq.	16 Dale Close, Littleton, Winchester
Hon. Manager	A.C. Cooke, Esq.	3 Bere Close, Weeke, Winchester
Deputy Hon. Manager	R. Eaglen, Esq.	9 Crowder Terrace, Winchester
Chairman Activities Working Group	Mrs. R.A. Smith	56 Parchment Street, Winchester

I/C Bldg Maintenance	D.J. Smith, Esq.	10 St James Lane, Winchester

(The Winchester Heritage Centre is an enterprise of Winchester Preservation Trust)

Committees - Trust Annual Report 1988

Committee Chairman

Executive:	D.S. Middleditch, Esq.	11 Clifton Terrace, Winchester. (69954)
Development Control:	Lt.-Col G.P. Burnett	3 Mason's Yard, St Thomas Street, Winchester (60086)
Landscape:	N.A. McPherson, Esq.	26 Denham Close, Abbey Hill Road, Winchester (63370)
Archives & Exhibition:	D.G. Dine, Esq. ALA	Jewry Street Library, Winchester. (60644 Ext. 58)
Town Planning:	Dr. C.J. Gillham	16 Upper High Street, Winchester. (67338)
Urban Studies:	K.C. Leaman, Esq.	Foyers, Bartley Road, Woodlands, Southampton (Ashurst 2240)
Heritage Centre:	K.W. Johns, Esq.	8 Dale Close, Littleton, Winchester. (883693)

Other Officers

Hon. Membership Secretary:	Cdr. B.Tower RN(Ret'd)	The Cottage, Woodmancott, Winchester. (9475-429)
I/C Newsletter Distribution	Mrs. B. Croft	Downlands, Sleepers Hill, Winchester (52978)
I/C Programme:	Mrs. A. Jones	17 Cripstead Lane, St Cross, Winchester. (67048)

Association with Other Bodies

Registered with:	Civic Trust
Corporate Member of:	Hampshire Archives Trust
	Hampshire Gardens Trust
	St Giles Fair Society

	The Victorian Society
	Visit Winchester Group (Represented on Committee)
	Winchester M3 Joint Action Group (Represented on Committee)
Represented on:	Floral Winchester Steering Committee
	Winchester Road Safely Council

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

Hon. Legal Advisers:
Messrs. Warner & Richardson, 29a Jewry Street, Winchester