Officers and Committee - Trust Annual Report 1992

President	The Hon. Sir Peter Ramsbotham, G.C.M.G., G.C.V.O.	
Vice President	Sir Hugh Casson, P.R.A., R.D.I., R.B.I.A.	
Chairman	D.S. Middleditch Esq,	11 Clifton Terrace, Winchester
Chairman Elect	Capt. A.L.L. Skinner, R.N.(Ret'd)	
Deputy Chairman	M.T. Carden, Esq., A.A.Dip., R.I.B.A.	21 Edgar Road, Winchester
Hon. Treasurer	E.J. Witts, Esq.	16 Dale Close, Littleton, Winchester
Hon. Secretary	Mrs C. Devas	Waverley, Sleepers Hill, Winchester
Committee Members	Lt-Col G.P. Burnett	
	Mrs S. Carden, BA	
	Cllr. H.R, Cole, BA	
	Miss G.M. Collymore	
	M. Dodd, Esq. BA	
	Dr C.J. Gillham, Esq., Ph.D	
	M.J. Kilroy, Esq. DMA	
	MRS R.A. Kinnaird Smith, CerCons, CertCons	
	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.	
	D.J. Smith, Esq., FRICS	
	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
Auditors		Brooking Knowles & Lawrence

Chairman's Remarks - Trust Annual Report 1992

As usual there are some changes to report amongst the Council and the Officers of the Trust.

Miss G. M. Collymore has been co-opted onto the Council and her election will be proposed at the forthcoming Annual General Meeting. Gill Collymore, who worked for many years for the Architectural Press, needs no introduction and already makes a valuable contribution to the Trust. She is editor of the Newsletter, organised the very successful 1991 Awards Scheme, and sits on one of our Development Control Panels.

Jeffrey Smith stood down as Chairman of the Development Control Committee earlier in the year and was succeeded by Mrs. Shione Carden. He has also decided to retire from the Chairmanship of the Heritage Centre Management Committee at the forthcoming Annual General Meeting and his place will be taken by Chris Webb. Jeffrey Smith has made a great contribution to the Trust over the years. A founder member of the Trust, he has served as Chairman and Vice Chairman and latterly has played a key role in the Development Control Committee and at the Heritage Centre during a difficult transition period. We are all delighted that his experience and unrivalled knowledge of Winchester will not be lost to us since he will remain on the Council.

Ernie Witts, who has been Hon. Treasurer of the Trust for five years, would like to stand down but has agreed, generously, to remain on until a successor can be found. This is a key appointment and we shall be very glad to hear from anyone, whether a member of the Trust at present or not, who would be interested in succeeding him.

Mr. D. G. Dine has retired and we are most grateful to him for looking after our archives at the County Library for many years. The archives are now lodged at the Heritage Centre.

At the Heritage Centre the Hon. Manager, Alan Cooke, has been succeeded by Tony Hunter. Alan has done sterling work. No-one could have shown more dedication and we are indeed grateful to him. We are also indebted to Mrs. Erika Micklem who has been responsible for distributing the Newsletter and Annual Report which in future will be the responsibility of the Membership Secretary.

Finally on the subject of Officers, after six years as Chairman I shall stand down at the forthcoming Annual General Meeting at which Antony Skinner will be proposed as incoming Chairman. With his great enthusiasm and over fifteen years experience as a member of the Council of the Trust, most of them as a Vice Chairman, it would be difficult to visualise anyone more suitable. Indeed, but for business commitments, he would have become Chairman years ago.

The activities of the Trust are described in the body of this report but there are one or two aspects which perhaps I should mention.

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The Treasurer's Report draws attention to a reorganisation of the investment portfolio. This, together with the modest increase in subscriptions which came into effect this year, was designed to increase the Trust's income and also, by investing a proportion of our funds (some 30%) in equities through the medium of investment trusts, to aim for some degree of capital appreciation over the longer term.

From time to time in the past the Trust has made ad hoc financial contributions to projects and causes which we believe to be for the benefit of Winchester, particularly when they involve buildings or landscape (recent examples were the restoration of the balustrade of a house in East gate Street and of the weathervane at St. John's Church). We believe that the Trust should pursue a more active policy towards projects of this nature, and we hope that the increase in revenue will enable us to do this and indeed gradually to build up a Projects Reserve.

During the year we were glad to be able to make a donation of £2,500 to the successful Winchester Cathedral Restoration Appeal.

The Winchester Preservation Trust 1991 Design Awards Scheme, organised by Gill Collymore, was an outstanding success. Judged by an independent panel chaired by Gordon Michell, RIBA, it attracted 32 entries, a record, and 9 Awards and 7 Commendations were made. The 1991 Scheme was the fifth since it was launched in 1983 and the scheme, which is now biennial, has become a prestigious and well established event.

There has been no change of heart on the part of the Government as regards the M3 and no intervention by the EEC. Work has commenced on the cutting at Twyford Down which will be at least as much of an eyesore as predicted. Surprisingly little information has been made publicly available on the details of the proposed landscaping and at the time of writing the Trust is pressing the Department for a presentation.

Currently the Winchester District Local Plan is under consideration by the City and is being studied by the Trust with a view to commenting particularly on the sections dealing with Environment and Transport.

Also of current concern are proposals (which have not yet reached the stage of planning applications) to build another supermarket in Winchester. Tesco are considering the development of a 75,000 sq. ft. store at Bar End, Waitrose are considering a 25,000 sq. ft. store on the site of the Cattle Market and other groups are believed also to be looking for sites. The Trust, together with the Consumer Group and the Residents Association, recently convened a public meeting at which the City's Chief Planning Officer was present, aimed to explore the situation. The Trust is not opposed in principle to the development of another supermarket in Winchester, though it is opposed to development of any kind on the playing fields at Bar End, and it continues to watch the position vigilantly.

Whilst it is usual to make specific reference in this report to members of the Council and Officers of the Trust, it is worth mentioning that there are many members of the Trust who help us in various ways and who it is all too easy to overlook. We sometimes feel that we are remote from our membership, but if one includes the

Council of the Trust, the various Committees, the voluntary stewards who man the Heritage Centre, and members who contribute in other ways such as distributing the Newsletter, there are probably at least sixty members of the Trust who to a greater or lesser extent play an active part. This is an encouraging figure and with an enthusiastic membership, a sound financial position, and new leadership I believe that the Trust can look forward to the future with confidence.

Winchester Heritage Centre - Trust Annual Report 1992

During the year under review, we were sad that our Manager, Alan Cooke, decided to retire after eight years of dedicated service. His place however has been taken by Tony Hunter who is proving a worthy successor. A series of successful exhibitions have been held, which have the added advantage of attracting visitors to the Heritage Centre who might otherwise not have come. Our Christmas card, a view of Winchester from the North East, was a best seller, and a reprint has been ordered together with an attractive new card depicting St. John's Street in the early 19th century. Our main fund raising effort this year is the Fine Arts Sale to be held on 10th October. Although the rehabilitation of the Centre has been a great improvement it has not attracted as many visitors as we would have hoped. This could be due to the succession of building works affecting this part of the City. and the latest inconvenience is the erection of hoardings for the new Community Centre. At last we have produced and fitted a hanging sign for the Heritage Centre with our logo resplendent in its green and white.

Noteworthy additions to our displays are an aerial photograph of Winchester donated by Aerofilms, and an important section of Roger Brown's model of Winchester as it was in 1871 showing the Cathedral. The Heritage Centre was also the venue of a broadcast by Radio Solent, and features in Network South East booklet on days out with an entrance voucher.

The Management Committee has decided to open the Centre on Saturday mornings during the winter months. Both Trust members and visitors will be welcome and coffee will be provided. It is hoped also to revive the lunch-time lectures started so successfully by Frank Chippindale. The Trust's Archives, formerly housed in the City Library, have now been transferred to the Heritage Centre. These include a comprehensive collection of Winchester photographs. and it is hoped to add to them from time to time.

Development Control - Trust Annual Report 1992

Although in planning application terms this has been mainly the year of domestic conservatories and of extensions (one and two storeys on any available wall, plus many in the roof), there are also a few more sizeable schemes afoot.

The two largest are creations of the Hampshire County Council: the already opened Information Centre by the Westgate and the new Records Office on the Carfax site that is fast becoming a landmark in the City. The County also raised a stir with its purchase of the South Western Inn on Station Hill, since many people feared this was to allow its demolition to make more space for the adjacent Records Office. This was also the Trust's fear, so an effort was made to get the building listed on the grounds that apart from the station there was no other period building remaining on the hill. The Inn was not of sufficient interest to merit listing and so remains unprotected against the predations of potential demolishers. The County Council has assured all and sundry that there is no intention of pulling it down and that the building is quite safe, but the nagging doubt remains: Why was the pub ever acquired in the first place? Surely not as an office, since there was a huge new building and those to be relocated to the Inn professed no joy at the move. Whatever the reason, it is the people of Winchester who are the losers, for they no longer have the use of this popular pub.

The proposal to turn the garden behind No. 9 The Close into a parking area is also causing concern. For only six additional spaces a garden would be lost and a very dangerous precedent could be set for the Cathedral Close, recently described by a member of English Heritage as unique because of its remarkably unaltered state. Two very similar applications have been made, and the Trust has objected to both on the grounds that the loss of the garden would be contrary to parking aims for the City in general and that it would be better to have stricter control of the cars already parking in The Close. The.applications were refused by the City, and appeals on both are pending; the Trust has written to the Department of the Environment supporting the City's decisions.

Appeals are also pending on two alternative schemes that A & B Homes want to build on the slope above Petersfield Road. The first consisted of three large blocks of flats of undistinguished and inappropriate architecture (one was mock-Tudor!) with associated garaging and parking. The height, bulk and insensitive siting of the blocks meant that they would be very visible from across the valley and the Trust objected to the scheme on grounds of density, design and scale. The City refused permission, and another scheme was submitted by A & B Homes. The mock-Tudor block had now gone, but the other two remained much the same and their siting had the same disregard for the topography of the hill as in the previous scheme. Again the Trust objected, this time on grounds of design, scale and misuse of the site. Again the City refused the application, and three months later appeals were lodged for both schemes; the date of the Public Inquiry is still to be fixed.

Applications that take up a disproportionate amount of time, to both members of the Development Control Committee's panels and the officers of the City Council, are those concerning signs and shopfronts. Both categories are open to much abuse, as it has become usual for the application to be made after the requested sign or shopfront is actually installed. On occasions (sadly too few and presumably due (we hope) to lack of time and money) the City Council takes action against offenders. Recent recipients of attention from the City's legal department are the new occupiers of the Wessex, Fortecrest, who installed their intrusive and de-personalising signs without permission (* see later), as did Wyatts (Citroen) of Bar End Road.

If similar action was taken against all such retrospective applications, perhaps the word would permeate that it was not worth pushing your luck in the Winchester City Council's area, and a lot of time would be saved all round. It would also be time/cost beneficial to all concerned if applicants (inns, pubs and restaurants excepted) wanting to put up new signs and shopfronts were informed at the outset that it was a waste of everybody's time to apply for a hanging sign or illuminated fascia in a designated Conservation Area of the City. Individually such signs seem of little importance, but they can have a cumulatively damaging effect on Winchester's historic environment, and the City rightly resists such applications almost as a matter of course. We see many schemes that are obviously going to be turned down out of hand for these reasons, and as it seems unlikely that commercial concerns would actually wish to waste the money each application costs we can only presume that they were not warned at the outset that their scheme was virtually certain to be refused on these grounds.

* If any members resent the Wessex Hotel (a name that has historical connotations) becoming known as Winchester Fortecrest, we suggest that they should write to the chairman of Fortecrest, and if possible take time also to write to their MP, their councillor, the local papers and anyone else they think would be influential.

Landscape Committee - Trust Annual Report 1992

The Committee has had an extremely busy but frustrating year. One of it's successes has been an involvement in the policy discussions about the future landscaping of the Cathedral Close and the acceptance of its recommendation to favour the planting of large trees rather than small ornamental species. It lent support to the City Council's successful objections to the conversion of the garden area behind No. 9 The Close into a car-parking space and was invited by the Hampshire Gardens Trust to be a member of the steering group for the reconstruction of Dean Gamier's garden lying immediately to the south of the remains of the Chapter House.

We have followed the proposals for Park & Ride with interest. A possible site for a car-park in the ultimate (not the pilot) scheme is the carriageway of the by-pass south of Bar End which will be redundant on completion of the M3. We would oppose this if it seriously compromises the reconstruction of the lower slopes of St. Catherine's Hill and its reunification with the City which was promised by the Department of Transport as part compensation for the landscape damage caused by the completion of the motorway.

A more minor but very real cause of vexation was the unauthorised reconstruction in a conservation area of the front garden of the houses occupied by a dental practice in Newburgh Street to which the City Planning Officer appeared prepared to turn a partially sighted eye.

The major cause of concern to the Committee since the Autumn of last year has been the launching by the City Council of a wide-spread programme of road and

pavement improvement schemes. Winchester, though small, is one of the most important historic cities in Europe. The grid of its streets still follows with remarkable closeness the basic layout King Alfred superimposed on the remains of the Roman city at the end of the 9th century. The carriageways and pavements of its streets are an essential part in the Committee's view of its historic fabric and contribute much to the City's unique character. Criticism of a number of the design features proposed led to the modification of some of the schemes but the Committee's anxiety about the wholesale use of modern mass produced proprietery paving materials was largely ignored. These materials, harsh in their precision and mechanical regularity strongly coloured and patterned, have done much damage already to other towns. Designed to be laid at high speed with the minimum of skill they lack scale and have none of the intrinsic quality and attractiveness of the natural materials which they are replacing. Artificially coloured and textured, what attractiveness they possess can at best be described as cosmetic. It is impossible to be other than pessimistic about how they will age and weather. The levelling of roads and pavements to put pedestrians and vehicles on equal terms is laudable in intention but the loss of kerbs and the proliferation of bollards it results in is often visually a very great pity.

At a seminar on roads and pavements organised by the Planning Department in May, representatives of English Heritage spoke out strongly against many of the things of which the Committee has been and continues to be critical.

It is difficult to make Winchester look anything other than attractive, but the accompanying sketches by Michael Morris are intended to show:

1. The effect of the new paving in The Square at its junction with Little Minster Street: note the strong pattern of paving slabs, loss of kerbs and the introduction of massive bollards.
2. The new ramp constructed across the forecourt of the shopping precinct on the north side of St. George's Street without any apparent regard for the exemplary materials and detailing of the original scheme, which was probably the best thing of its time (1964) in the City. Note the clumsily positioned signs on the post.
3. One of several new galvanised tubular street lamp standards erected in the St. James' Lane Conservation Area.

New Paving in the Square- 1

New ramp in St Georges Street-2

New Lamp in St James' Lane-3

Peninsula Barracks - Trust Annual Report 1992

In view of the current recession, it is not surprising that there has been no physical progress on the redevelopment of the Lower Barracks site. However, in March the Developers submitted revised plans to the City's Planning Committee. The Committee decided that the application should be deferred but that it would be minded to give the necessary consents subject to various conditions, including consideration of an alternative use for the Garrison Church. Permission will be dependent on various agreements including the provision of public car-parking for 100 cars, time and finance for archaeological excavation and satisfactory assurances regarding the future development of the Upper Barracks site. Discussions between the City and the Developers continue and we suspect that little or nothing will happen on the ground until there is less gloom on the economic scene.

The plans under discussion contain a number of modifications and the Trust considers them an improvement on the originals, but we still dislike the provision of a public car-park for 100 cars intended for use by visitors to the museums on the Upper site and since we understand that this was originally a prerequisite of the Ministry of Defence we have written to the Crown Estate.

Consultants employed by the City Council have submitted a report on proposals to relocate Winchester City Museum at the Upper Barracks and the concept and broad design proposals have been approved. A detailed financial appraisal is now to be

undertaken. This would be a very substantial project designed to accommodate 100,000 visitors p.a. and will certainly involve external funding.

Traffic - Trust Annual Report 1992

Financial problems within the Winchester City Council, and the resulting moratorium on all major capital expenditure, are regrettably taking their toll on several traffic-oriented projects.

The principal effect has been the postponement of the Pilot Park and Ride scheme which had been due to start before the end of 1992. The required car-park land at Bar End has not yet been purchased, and a delay until well into 1993 is forecast.

However, bearing in mind that a Park and Ride scheme relies heavily on the easy passage of its buses, consideration is being given to various experiments, the most significant of which are a bus-operated traffic-light change at the Upper Brook Street/St. George's Street junction, a very short rush-hour-only bus-lane at the bottom of St. George's Street, and a westward-going one-way Upper High Street.

The "traffic calming" of Upper Brook Street past the Heritage Centre was the forerunner of several similar projects. The calming of The Square is now complete, and the calming of Parchment Street and Middle Brook Street is imminent. It is expected that the calming of these two "rat-run" streets will reduce the inflow into Friarsgate and St. George's Street.

It is of interest that the example of a calmed Upper Brook Street has led to requests from residents for the calming of sixteen further streets. City Council policy on this is not yet clear.

Residents' parking areas and waiting restrictions are increasing, which will force daily commuters in particular into using City centre and peripheral car-parks. Car-parking charges are being carefully monitored, particularly in view of a decline in car-parking and excess charge revenue.

Although the underlying trend in car-park charges is upwards, a reduction in the charges for the Friarsgate multi-storey car-park has been approved and a car-park refund system for big-spenders in the shops is under consideration.

In general the Trust welcomes the great majority of traffic improvements and adjustments, but we must always remember that Park and Ride, to which we are firmly committed, only succeeds where it is complemented by the reduced availability of city-centre car-parking.

The objective is to reduce Winchester City-centre traffic levels in the face of an unremitting increase in overall national traffic.

Urban Studies Committee - Trust Annual Report 1992

The Urban Studies Committee has undertaken a number of projects during 1992 in particular completing Chippindale Venture Project III and starting on the preparation for Project IV.

The Chippindale Venture III this year revolved around a brief for animal housing at Marwell Zoo. The two schools involved were given a brief at the end of 1991 to prepare research, drawings and models for a presentation day at Marwell in April. The day proved a great success and it never ceases to surprise adults taking part how flexibly minded and imaginative children are, particularly when inspired by an interesting project.

The team leaders who are planners, landscape architects and architects obtain as much out of the project in their own way as the teachers and children.

Equally valuable is the interface between children and adults from all walks of life who contribute to the project. We would particularly wish to thank the sponsors (many of whom attended the final session), the various professional firms who contribute valuable personnel time, the local and county authorities as well as elected members and of course Marwell Zoo for their major contribution. We were delighted that Mr. Hillier was able to attend the Presentation Day and most grateful for the presentation of trees to both Marwell Zoo and Compton School and the Westgate School.

Chippindale IV starts this autumn a project to provide a temporary theatre within the grounds of Winchester Cathedral. Again about forty children from two schools are taking part. It will be particularly interesting this year as for the first time GCSE students are using the exercise as part of their course.

Lectures, Walks and Talks - Trust Annual Report 1992

"Visions of Winchester" a series of five lectures at the Guildhall organised by the the Urban Studies Committee was an ambitious project and was in one way a great success with an average of about sixty-five people attending each of the talks. Many were regular attendees and we understand found the series both stimulating and educational which was certainly our intention! In another way it was disappointing that only a small percentage of the audience were members of the Preservation Trust. However, we have been sufficiently encouraged to launch Lecture Series II with European speakers describing planning in their historic cities. This will consist of three lectures and will take place in the New Year. Details will be given in the next Newsletter.

At the Annual General Meeting in October 1991 Ted Cullinan gave a stimulating talk on Responsive Modern Architecture and other events for members during the year

have been three very enjoyable walks led by Andrew Rutter, Chris Webb and Michael Carden, and a visit to Guildford at the invitation of the Guildford Society.

Photographic Record - Trust Annual Report 1992

The Urban Studies Committee is also exercising its mind on the organisation of a comprehensive photographic record of some parts of Winchester which it is hoped will be available ultimately to the public. As always what appears to be a simple exercise is far more complicated than the initial idea. However, we hope to commence the photographic recording shortly.

Hon. Treasurer's Report for the year ended 30th April 1992 - Trust Annual Report 1992

The loss on ordinary activities for the year was £310 compared to the profit for the previous year of £677. Profits from the sale of investments yielded £15,250 resulting in a net surplus transferred to Accumulated Reserves of £14,940 (1991 -(£857)) as follows:-

		1992		1991
Profits (Losses) on Ordinary Activities				
Trust		2738		3281
Heritage Centre	(3651)		(3053)	
Heritage Centre Shop	567	(3048)	449	(2604)
Profit		£(310)		£677

Extraordinary Items:-

	1992	1991
Profit on sale of investments	15250	3466
Distributions from Hampshire Buildings Preservation Trust re St John's Street		3466
Provision for renovation of Heritage Centre		(5000)
Transfer to Accumulated Reserves	£14940	£(857)

The surplus for the year of £14,940 increases the Trust's Accumulated Reserves to £200,749 at historic cost. Restating the Net Assets to include Investments at market value the current worth of Accumulated Reserves becomes £224,820 and affords substantial support for the Trust's future requirements. However, total Trust expenses increase year by year (£13,860 - 1992, £12,875 - 1991) and with interest

rates falling the investment portfolio has been re-organised to produce increased income in 1992/93. It was also considered appropriate to increase subscriptions from 1st May, 1992 to maintain the members' contributions to total Trust Income at around 20%. By these means it is planned that our capital base should not be eroded.

The attached schedules detail the Consolidated Balance Sheet and Income and Expenditure Accounts of the Trust and the Heritage Centre and complete copies of the Statutory and Management Accounts are available at the Heritage Centre for the inspection of members.

E J Witts (Hon. Treasurer)

Heritage Centre Officers - Trust Annual Report 1992

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	Bishop Coggan	
Chairman	C.J. Webb, Esq.	33 Southgate Street, Winchester
Hon. Treasurer	E.J. Witts, Esq.	16 Dale Close, Littleton, Winchester
Hon. Manager	A.St J.B. Hunter, Esq.	35 Southgate Street, Winchester

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

Committees - Trust Annual Report 1992

Committee Chairman

Development Control:	Mrs S. Carden, BA	21 Edgar Road, Winchester
Landscape:	G.M. Morris, Esq.	60 Buriton Road, Winchester
Town Planning & Traffic:	Dr. C.J. Gillham	16 Upper High Street, Winchester
Urban Studies:	K.C. Leaman, Esq.	Foyers, Bartley Road, Woodlands, Southampton (Ashurst 2240)

Heritage Centre:	C.J. Webb, Esq.	35 Southgate Street, Winchester
Newsletter Editor:	Miss G.M. Collymore	1 Step Terrace, Winchester
Membership Secretary:	Mrs C. Turner	6 Eastcliffe, Winchester

Association with Other Bodies

Registered with:	Civic Trust
Corporate Member of:	Hampshire Historic Towns Forum
	Hampshire Archives Trust
	Hampshire Gardens Trust
	Hampshire Sculpture Trust
	St Giles Fair Society
	The Victorian Society
	Visit Winchester Group (Represented on Committee)
Represented on:	Winchester Floral Group
	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