Officers and Committee - Trust Annual Report 1998

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	R.B. Merton Esq.	17 Clifton Road, Winchester
Deputy Chairman	M.T. Carden, Esq., A.A.Dip., R.I.B.A.	21 Edgar Road, Winchester
Hon. Treasurer	Capt I F Grant RN	Carlton Lodge, Christchurch Road, Winchester
Hon. Secretary	Mrs R. Thomas	Braye House, New Farm Road, Alresford
Committee Members	R. Attfield Esq.	
	Cllr. D. Awell Esq.	
	P. Bray	(co-opted 12/97)
	Mrs S. Carden, BA	
	Cllr. H.R, Cole, BA	
	Miss G.M. Collymore	
	M. Dodd, Esq. BA	
	Mrs P. Edwards	
	A.C. Feltham-King Esq. BA DiplArch	
	Mrs R.A. Kinnaird Smith, CertCons, ConsCert	
	K.C. Leaman, Esq. RIBA	
	N.A. McPherson Esq., B.A., BArch, RIBA, MA, MSIA	
	Mrs P. Neyroud	
	A. Proudman, Esq.	
	Capt. A.L.L. Skinner, R.N.(Ret'd)	
	Major A. Trimmer OBE	
Auditors		Brooking Knowles & Lawrence

Chairman's Remarks - Trust Annual Report 1998

It hardly seems possible that I have now been your Chairman for a year. It has been a fascinating time and my eyes have been well and truly opened to the many real and potential threats to our historic City and its perimeter. The year ahead is going to be a busy one. The proposed development at Morn Hill, rejected by the City Council's Planning Committee, is to be re-submitted. The proposals for a Park & Ride car park and a Leisure Centre at Bushfield have yet to be submitted, and the Barton Farm issue is unresolved. And now we hear that a renewed application for a development at Sarum Farm has been submitted: a similar application was rejected after a Public Inquiry in 1988. And no doubt fresh issues will arise as the days go by. We will need to be vigilant and to counter each threat as it occurs.M

To this end I reiterate some remarks made by my predecessor. He said that the Trust's core activity must be that of influencing, on a basis of mutual respect, the elected members and officers of the City Council whose duty it is to preserve the character of our City. We are very fortunate to be so well served by the highly skilled, experienced and dedicated people who make up the Trust's Council and by the numerous activists who assist them in their various tasks. None more so than the members of the Development Control Panels, most of whom have busy jobs, yet find the time to scrutinise the many planning applications, relevant to the City and its perimeter, which are submitted to the City Council Planning Department. The Panels comment, where comment is needed, to applaud, advise, suggest and, where necessary, object to the substance or detail of each application.

There are some gaps in the ranks which I seek to fill. We sorely need a Press and Public Relations officer. Someone has come forward who is interested in the post. I hope that he will volunteer to fill the gap once he has seen the Trust at work and been able to assess the amount of time he will need to give to the Trust to be effective.

One way we can influence people is to help them to become aware of the unique surroundings in which they live, through a programme of education in subjects which can be broadly classified as 'Urban Studies'. This will enable them to realise the effect that planning applications could have on their environment and allow them to conduct informed debate with their elected representative. But if it is to be done it must be done properly. That means finding people who can spare the time to devise and run the programme. From the outset we need an Education Officer to mastermind the whole project. He in turn will need a team of assistants to run the programme and implement the syllabus. So far I have not found the right person to approach. If you are interested, or know someone who might fill the post, please get in touch with me.

This leads me on to another related subject. Your officers already give much time to the Trust and it would be unreasonable to ask them to take on any more tasks. You may remember that I recently asked for volunteers to assist with some research into the matters that, over the years, have been aired in the correspondence columns of the Hampshire Chronicle. The response, to say the least, was disappointing. Out of a Membership of a thousand only one person turned up for the briefing and he was your President. If you are interested in this kind of research do please get in touch with me by telephone or in writing. You would find the work rewarding.

One matter which has caused us much worry is the future of the Heritage Centre. Work was supposed to have started in the autumn of last year but at the time of writing we still have not received the lease for signature. This in spite of repeated letters and calls to the City Council's Estates Department. At the outset the original draft was unacceptable to the Trust and that took much argument to reduce it to a document we could sign. The main problem was to make sure that if, at some time in the future, the Trust wished to dispose of the lease we would have a commodity that was readily marketable. I hope that at the Annual General Meeting I will be able to tell you that the lease has been signed.

And lastly, my thanks to all those who have assisted the Trust (and indeed myself) over the last year. Without them the Trust could not function.

Robin Merton, Chairman

Archives - Trust Annual Report 1998

I have to tell you that John Brimfield died on 17th April this year. He was a great supporter of the Trust and its Archive. We send our sympathy to his widow.

Sadly we have also said goodbye to Ernest Hutchinson who has left Winchester to live in Somerset. He has done much cataloguing work in the Archive over the last two years. His enthusiasm and hard work will be sadly missed. We wish him all the best in his new house.

The Trust has received a legacy of £7,144 from the Estate of the late Mr. W.E Alder for the purpose of 'the acquisition, study or repair of archive material that pertains to the City of Winchester.' The Archive Committee has resolved to invest this magnificent capital sum to provide capital growth and an income to finance archival projects.

The photographic print collection is well catalogued and easily accessible. Eventually it is hoped to transfer the records to a computer data base which will enable faster data retrieval in a variety of forms.

The Archive still needs much work and we are always in need of volunteers to help with the various tasks, including the running of the Loan Slide Collection. The Slide Collection is available to all, members and non-members, who are preparing illustrated lectures pertaining to the City of Winchester and its surroundings.

Rosemary Kinnaird-Smith
Chairman, Archives Committee

Chippindale - Trust Annual Report 1998

This year we have held two functions with local schools. The first, held at the beginning of the year, was a Venture Programme, and the second, in the early summer, a Workshop.

As always the Venture Programme took place over several weeks, culminating in a presentation day. The subject was a proposal for a Visitor Centre for Twyford Pumping Station. The schools involved were Owlesbury, St Cross, Twyford and Hursley and the age group 10-11 year olds.

All the results were imaginative and some were outstanding. At an open day after the event at Twyford Pumping Station, Lord Briggs was shown the schemes by some of the pupils and he was very complimentary about what he saw.

The Workshop took place at Beaumont School, and some 160 children in the age group 14 - 15 took part in a day programme. The exercise was to assume their school had been made redundant and that they had to design new proposals for the grounds, either using some of the existing buildings or by sweeping all the buildings away and starting anew. There was a wide variety of interesting projects presented from environmentally orientated schemes to sports centres. During the day there were other architectural activities organised, such as computer graphics, demonstrations, slide shows of exciting new buildings around Europe and architects talking about their favourite buildings.

We are now preparing for the next year's projects, one of which is a new idea. We are taking one small private school with an age range of 11 - 18 and preparing a brief with an environmental bias within the school grounds. We are also making arrangements to run a Chippindale Venture for 10 - 11 year olds in Winchester.

As always the Committee would like to thank all those firms, Local and County Authorities who volunteer to provide one or often more individuals to lead a team of children. Without such expert volunteers we would not be able to undertake this worthwhile education programme. We would also wish to thank Local and County Councillors for their help in providing a critique team. I personally would like to thank the Committee volunteers for their input. Without them the Chippindale programme could not function. Pam Moore, who is the team organiser, has a vote of thanks for mopping up after us and making sure the events run smoothly. This can be a stressful undertaking.

Lastly, many thanks to The Winchester Preservation Trust of which we are a sub-committee. The Preservation Trust Council support and encourage our endeavours and without their financial support we could not manage. However I am sure I can speak for all those people who support the Chippindale exercise when I say that we all feel it is worthwhile and very rewarding, and we always come away inspired.

Keith Leaman Chippindale Venture

Development Control - Trust Annual Report 1998

As will be known by anyone at present trying to buy a home in this part of Hampshire, houses are in short supply.

Developers are endeavouring to rectify this situation with all possible speed, and consequently it seems that any empty space in Winchester, however small, is considered ripe for building houses or converting to residential units.

The trend towards increased residential accommodation in the city centre noted in last year's report is continuing, and it is welcome this is now often achieved by converting empty offices. These changes of use should bring much-needed life into the city centre after the shops and offices have closed - we hope less noisy than that arising from people leaving late after an evening spent eating and drinking in the many establishments catering for their needs.

For many properties this change of use is a long overdue return to the building's original purpose, such as the former Georgian Restaurant in Jewry Street, now being turned into flats after many years of being boarded-up, and 38-42 Tower Street, which is being converted from offices into four town houses. At 56 Tower Street, a terrace of four three-storey houses is to be built on the site of the charming but structurally unsound farmhouse and its garden, so this road should have quite a different character in the near future. It would be even better if the ugly multi-storey carpark opposite was also demolished and replaced by something more in scale with the street scene - not very likely in the near future, but we can live in hope!

Some surprising premises have also been suggested for conversion, for example Black Swan Buildings on the corner of High and Southgate Streets. As presented in the application, this scheme was considered unsatisfactory because the cheapest possible way of altering the building seemed to have been chosen, and this would result in very cramped accommodation and unpleasant communal access corridors. It does however seem that a different approach might provide a satisfactory conversion for the building.

Development is also proposed at Ropewalk House on the corner of North Walls and Hyde Abbey Road, where the existing office block would be demolished and new houses built on the site, at present largely covered by grass that can be glimpsed through the openings in the surrounding walls. It would be built by the developers at present working on the adjoining Marston Brewery site, and we felt it a great pity that no way through between the two sites was envisaged, since this would allow pedestrians a route away from the heavy traffic on North Walls. We also felt the original application sought too great a density, as was the case with another scheme currently under consideration for the corner of Greenhill and Sarum Roads, where it is proposed that Sarum Court should be demolished and nine houses built in its place. While Ropewalk House is not of any architectural interest, the same cannot be said of the 100-year old Sarum Court, which appears to be in reasonably good condition. It is unique and characterful, an ex-Water Board building with a presence that complements the mass of another component of the junction, the recently refurbished West Hayes. Neither scheme was designed to take advantage of an interesting corner site, the aim in both appearing to be to cram as many houses as possible onto the plots.

Corner sites are of particular importance to the street scene, which is all too often unappreciated by developers. This was so a year ago when it was proposed that Denstone, a sizeable Victorian house on the corner of Christchurch and Ranelagh Roads, should be demolished to make way for two pairs of semi-detached houses. As was reported in our 1997 Newsletters, this was resisted, and consequently a house claimed as unsound and impossible to divide into smaller units has been refurbished to form two dwellings by the original developer in an admirably sensitive conversion that adds considerably to the character of that part of the conservation area.

Another very successful conversion - of considerably greater scale! - is Peninsula Barracks, where work on both the Upper and Lower Barracks is almost complete. Winchester has had a lucky escape on this site, for the original scheme of much higher density would have replaced the army buildings with a selection of lumpen and rather grandiose structures. Instead, we now have sensitively converted original buildings and an open area of great benefit to Winchester and its citizens.

Now another scheme of some size is under consideration, on the site of St Paul's Hospital. Here some of the original buildings will be retained and converted for residential use, with some new housing and doctors' and dentists' surgeries also being built. The scheme is still going through the planning process but initial impressions are that, like Peninsula Barracks, this should also be a sensitive development. Winchester will be fortunate to have two such imaginative schemes in its central area.

We wait to see if vulnerable sites on the City's outskirts will have the same good fortune. Although by no means certain, it seems Mom Hill may have escaped major development for the time being, but what is going to happen at Bushfield Camp and Abbotts Barton Farm?

We also await with bated breath the appointment of an officer to replace Andrew Rutter, on whom we have relied for so many years when listed buildings were undergoing alterations. The Trust has no right of access to the interior of buildings and in our comments on these applications we have been able to say with confidence that we relied on the judgement of the Conservation Architect to ensure that everything was done correctly. His historic and structural knowledge of buildings was very great and he will not be easy to replace, but the Trust believes passionately that an Authority such as Winchester and its District, with its very many listed buildings and conservation areas, should have an officer with considerable experience and understanding of the architectural detailing and structure of historic buildings. Let us hope that our elected members will be prepared to pay the salary that will be required to attract such a person to our City.

Shione Carden
Chairwoman, Development Control Committee

Projects Group 1997-1998 - Trust Annual Report 1998

The Preservation Trust's motto is "...cares for the character of Winchester". Over the past year, the Projects Group has again been working on two specific issues, which affect the character of Winchester on different levels.

The gradual erosion of character by piecemeal change within the conservation area is a real threat to the special qualities of Winchester. Such changes (for example, insertion of roof lights into street-side roof slopes, removal of garden walls and railings etc.) are often outside the remit of the planning authorities, and are termed "permitted development rights". These could be controlled by the introduction of an "article four direction", a legal limitation on permitted development, which can be introduced where a demonstrable threat to the character of an area exists. The Projects Group has compiled a trial study on a street in Hyde, and has submitted this to the City Council for their consideration. Their detailed response to the study is still awaited. In the meantime, the street in question is suffering from further alterations to its housing stock, under the guise of permitted development.

The second issue on which the group has been working is the compilation of a series of "neighbourhood studies". These examine the various individual areas of Winchester, and, although they are not intended to be the definitive guide to each area, it is hoped that they will provide some useful background information concerning the history and character of the various parts of the city which make up the whole. The first study area to be considered in detail is Fulflood, and the study for Oram's Arbour and the St James area is currently in production. The documents will be sent to councillors on the Planning Committee, amongst others, as a means of deepening the level of understanding of the character of our city. The studies will also be made available to any who are interested via the Heritage Centre.

I would like to take this opportunity to thank the members of the Projects Group, Shione and Michael Carden, Mark Dodd, and in particular Nick Bourne. Nick has worked tirelessly in researching the areas for the neighbourhood studies, and also in producing beautiful line drawings and sketches to illustrate and enliven the reports.

Antony Feltham-King
Chairman, Projects Committee

Summer Evening Walks - Trust Annual Report 1998

Most Trust Members will know that the 1998 Summer Walks programme, which ended in mid-August, was best ever in terms of attendance. As one lady generously remarked 'Thursdays since 13th August have not been quite the same!'

The popularity of this year's Summer Walks has been due to a number of favourable circumstances. Firstly, the amazingly reliable weather: it would have been sad if we had had a repeat of that experienced in 1997. Secondly, the continuing quality and variety of interests of our Walk Leaders. We thank them sincerely for consenting to guide us through the complexities of our historic environment. As you will know some of the Leaders, like Andrew Rutter, Richard Baker, Huw Thomas and Michael

Carden, feature each year in the Walks Calendar. Nor must we forget Colin Burden, John Townsend, Dr. Tom James and Patrick Maclure.

A very rewarding addition to the stable is James Webb, The County's Historic Buildings Officer. His comments on various aspect of Winchester's townscape were modem and stimulating.

Another reason for the success of the Walks was the solid support of the programme made by members of the Trust. Although the Walks are open to all and sundry, a reliable nucleus of enthusiasts does much to make a Walk enjoyable, educational and fun. One of the Trust's aims is to broaden people's awareness of Winchester's unique historical and cultural heritage. The 'Walks' do much to promote this aim.

Nick McPherson
Summer Walks Organiser

Hockley Viaduct - Trust Annual Report 1998

Most of the ground work for a renewed application to list the Hockley Viaduct has been completed. However it has so far not yet been possible to enlist the support of Hampshire County Council or the Hampshire Buildings Preservation Trust. Therefore at the moment a new application can not be made.

Tony Langridge, Chief Estates Officer of Winchester City Council, Jeffrey Smith, Allan Weeks, and Dr. Edwin Corse have worked hard to assemble the evidence to support the listing application. Letters of support have also been received from Compton & Shawford Parish Council, CPRE and the Butterfly Conservation Society. We also understand that the Environment Agency is keen to see this structure listed and preserved. But for the moment little more can be done.

Christopher Webb
Hockley Viaduct Co-ordinator

Financial Report for the eleven months ended 31st March 1998 - Trust Annual Report 1998

The accounting period has been an eventful one as the Heritage Centre was closed in October 1997. It was then intended that a 99 year lease of the building would be purchased from Winchester City Council. To this end the investments were consolidated to provide flexibility and to increase income.

In the accounting period the Trust made a loss of £1,586, in the main due to a decrease in income from sources other than investments. Investment income increased from £11,711 in 1996/97 to £14,775 in 1997/98.

Extracts from the Auditor's Accounts follow. Copies of the signed Accounts are available for inspection, by appointment, at the Trust's Offices in Upper Brook Street.

William Winterton
Hon. Treasurer

Committees - Trust Annual Report 1998

	Committee Chairmen and Officers	
Archives:	Mrs R. Kinnaird Smith, BA, CertCons ConsCert	56 Parchment Street, Winchester
Development Control:	Mrs S. Carden, BA	21 Edgar Road, Winchester
Newsletter Editor:	Mrs W. Waldron	
Photographic Library:	Mrs R. Kinnaird-Smith & K.L.Leaman Esq.	
Projects:	A. Feltham-King Esq. BA DiplArch	29 Brassey Road, Winchester
Chippindale:	K.L. Leaman, Esq.	Foyers, Bartley Road, Woodlands, Southampton (Ashurst 2240)
	Association with Other Bodies	
Registered with:	Civic Trust	
	Southern Comfort	
	South East Museums Service	
	Winchester Archaeological Rescue Group	
Corporate Member of:	Hampshire Archives Trust	
	Hampshire Gardens Trust	
	Hampshire Sculpture Trust	
	St. Giles Fair Society	
	The Victorian Society	
	Visit Winchester Group	
Represented on:	Winchester Floral Group	
	Winchester Road Safety Council	