Officers and Committee - Trust Annual Report 1999

President	The Hon. Sir Peter Ramsbotham, G.C.M.G., G.C.V.O.	
Vice President	Sir Hugh Casson, KCVO, 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	
	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 1999

Sir Hugh Casson CH KCVO RA MA (Cantab) RIBA FCSD

It is with regret that I have to report the death in August of our Vice President, Sir Hugh Casson. He will be long remembered as a man, an artist and a designer and one who has left his mark in many places, including Winchester.

He hated a number of aspects of modern planning. One, with which our membership may well agree, was what he described as "the deadly mildew of subtopia - the creeping suburbia which is destroying alike the fabric of our towns and the face of our countryside". Would that more people felt the same way.

I have written to his widow on your behalf conveying the sympathy and condolences of all members of the Trust.

The Heritage Centre

This was finally reclaimed from the builders in July and both flats were speedily occupied by tenants. It has been a long and frustrating haul from conception to the finish of the project but the Trust now has an Headquarters of which it can be proud and where our Secretary can work with a degree of comfort in both summer and winter. In addition the building, a survivor of the clearance scheme which swept away most of the area known as the Brooks, has been preserved for posterity. The Trust has a 99 year lease on the site, and a Sinking Fund has been established to provide for its replacement when it expires.

In due course we will open the Heritage Centre as a reading room where people may come and inform themselves on matters both local and national, and where we hope to build on the Chippindale experience to extend conservation learning and debate amongst people of all ages.

Membership

At the time of writing the Membership of the Trust stands at 927, of which 874 are individuals, with a further 53 Corporate and Honorary members. We are always on the look out for new members to help us with our work. If you have friends who are not members of the Trust, do please encourage them to join. The Trust needs all the support it can muster for the battles concerned with Winchester's character that lie ahead. Application forms can be obtained from the Secretary at the Heritage Centre.

Winchester City and its Setting - The Report

This recently published Report confirms that Winchester is a city of exceptional character, which has remarkably survived the upheavals of the twentieth century which have changed many other cities out of all recognition. Few would argue with this, or think it necessary to produce a report to say so. Nor do we need to be reminded that there is now a great danger of losing Winchester's character if we do not master the pressure for expansion and ensure that change is conducted in a sympathetic manner.

The Report was sponsored by a partnership of the Countryside Agency (formerly the Countryside Commission), the County and City Councils, the Hampshire Wildlife Trust, the Hampshire Gardens Trust and the Winchester Preservation Trust. The Countryside Agency was the major funding partner with the Trust contributing £2,500.

Where this Report breaks new ground and gives hope for the future is that it sets out to explain why the City is so special - 'what matters and why'. The sponsors of the Report believe that only when this subtle and extensive information is known and understood is there a chance of retaining Winchester's character into the next millennium. Moreover, they believe that if Winchester can show the way, the Report could be used as a model for others to follow, so the work that has been done here is also of national importance.

It is the partnership's hope that widespread knowledge of the Report will mean that it helps not only the Planners, but everyone who is interested in retaining the character of Winchester and its peerless setting, for we are all responsible for what happens next. Work is now in hand to make a wider public aware of the existence of the Report. The review will also suggest how future studies of a similar nature may be conducted to provide more and improved information. One other cathedral city is so far known to be interested.

The Report is available to the public through the Local Studies section in the City Lending Library. Members may read a copy at the Heritage Centre, or buy one at the price of £20.

Projects

The Trust's own illustrated studies of selected areas of the City of Winchester are in draft and will be published in due course. At the moment there is a problem with the copyright of the Ordnance Survey maps incorporated into the studies. We hope we will be able to resolve this and thus avoid any infringement of copyright. No other projects will be undertaken until such time as a new Chairman of the Group has been found. Sadly Antony Feltham-King, the last Chairman of the Projects Group, found that his workload was such that it prevented him from giving Projects the time and effort it deserved. We are very sad not to have his input and we do thank him most sincerely for all his good work in the past.

Future of Winchester Study

This study was undertaken by Winchester City Council to help guide the planning of the City over the next 30 years. This is a forward looking approach to the development of the City for which the Council are to be commended.

However there was an all pervading sense that the City Council's view was that without expansion the City would die, but no proof of this was offered. This sense was compounded by the manner in which the public consultation questions were framed, and which were almost unanswerable without seeming to support the expansionist policy. Winchester is a small market town and cannot hope to compete with the neighbouring conurbations' mix of retail outlets and facilities. Nor should it

try to do so. But it can compete in its ambience for shoppers which is so unlike that to be found in neighbouring shopping centres. Improving this ambience is one way to attract more people to shop in Winchester, and future plans should aim to do this.

The Trust is against any development that will damage the City and its setting, and particularly on its perimeter. Major housing developments around Winchester will be of little benefit for the citizens. The main beneficiaries will be migrants from the neighbouring towns and from even further afield. They will be for the most part commuters, who perceive Winchester as a good place to live, but will work, and probably shop, in other centres served by the County's good communications.

For any development to be acceptable to the Trust we will need to be assured of, and shown the proof, of the need for a particular development, the sustainability of the development in terms of the environment and the infrastructure and, where appropriate, that the development will enhance the built area of the City and be in harmony with its townscape and landscape setting.

The Chairman petitioned the Council on your behalf not to adopt the final report, but in the event it was adopted after minimal discussion. We will need to be on our guard and to monitor carefully any moves to expand or develop the City in the name of this report.

Broadway and Friarsgate development

At the time of writing the City Council's Brief for the development of this key area of the City is about to be published. The Trust has had preliminary discussions on the draft brief with the Planning Department and is to discuss it with the Chief Planning Officer in early September. The Trust is emphatic in its desire to see a development of the highest calibre on this central site. The two major players are Marks & Spencer and Stagecoach, who are both freeholders of substantial parts of the area proposed for development. The Trust has become a shareholder in both these organisations and has written to the Company Secretaries suggesting a meeting with representatives of their property managers. We will continue to monitor closely the progress of this major city centre project to try and ensure that the outcome is the best for Winchester. We do not want another Brooks debacle or something even worse.

Bushfield

The Trust hears that discussions and consultations on the possible development of part of this piece of chalk downland are being conducted. But because of 'confidentiality' problems it is not yet in the public domain. The plan is apparently to develop part of the area as a sports and leisure centre with an hotel and a car park to take forward the Park & Ride scheme. There is a risk that such a scheme would seriously compromise the views across the valley and the incomparable setting of St. Cross. We will give you more details as and when they become available.

The County Structure Plan

The crucial and as yet unresolved issue is the number of houses to be built in the area up to the year 2011. The County had originally proposed 44,000 units, but the panel at the Examination in Public disagreed and proposed 56,000. It is now a possibility that the Government Office for the South East (GOSE) may press for 42,000 units, plus 14,000 in reserve. The County is no longer autonomous in this matter as it has to contend with the views of the two unitary authorities, Southampton and Portsmouth. The current view is that the Joint Panel representing the County and the two cities is unlikely to agree on a figure that is acceptable to them all. If agreement is not reached then the Minister may direct that the County must plan on 56,000 units.

Even if agreement on total numbers is reached, there will still be the thorny problem of distribution to be resolved. Discussions on this might drag on for some time resulting in the whole planning process being restarted to look at plans up to 2016. This would leave the County without any plans in place for 2001, which would be the worst of all scenarios. We must hope that common sense will prevail and a compromise reached which will satisfy all parties. If not, then the future of Hampshire and its countryside looks rather bleak.

R B Merton Chairman

Archives - Trust Annual Report 1999

Much thought has been given to clarifying the archivist role of the Trust - material needed for the future requires preservation methods well beyond the scope of the Trust. It is now considered that the Trust can fulfil a useful role in compiling copies of plans and sketches of today's developments and so action is turning to this aspect. A bequest of some £7,000 last year is providing funds and a further quantity of archival quality boxes have bought.

Lack of volunteers to help with these tasks has kept progress to the pace of a sleepy snail.

Rosemary Kinnaird-Smith
Chairman, Archives Committee

Chippindale - Trust Annual Report 1999

Chippindale Venture

We undertook a modified Venture spread over six weeks at Olivers Battery School with children from Year 6, that is, age range ten to eleven.

The scheme was modified as we were only able to get three architect volunteers to look after about thirty children, so the event did not have such a high profile as

normal. Nevertheless the exercise proved successful, helped as always by enthusiastic children who developed some interesting schemes.

The children had to develop a junior common room for themselves. They had to decide what their requirements would be, whether it should be linked to the school and how the landscape could be used to complement the scheme. Each team came up with some imaginative ideas. They also came to realise that solving such problems needs a disciplined approach! They recognised that they had to be aware of neighbours but at the same time mould their schemes to the sites they selected, as well as relating the new building to existing school buildings. The end results may not have been quite so polished as the well-staffed projects we normally run, but the children seemed to derive a great deal of satisfaction from the project. They had to learn quickly to work as a team, and after a few initial difficulties each team managed to sort itself out to produce some imaginative results.

Chippindale Workshop — Kings School

This year's Workshop took place at a private school in Fair Oak. It was the first time that Chippindale had been involved with teams from the full range of pupils aged eleven to eighteen.

The brief to the teams was to consider planning a new wing to their school consisting of two classrooms, a computer suite and a small outside theatre. A further twist was put into the brief by indicating the extension was likely to be let to the general public in holiday periods, so that some of the internal spaces could double for other uses. The children were given about six hours to produce ideas and models. Much to everybody's surprise the schemes from the ten teams of six students came together successfully. Each team made a presentation of its scheme to a critique panel.

We should like to thank everyone who takes part in these school programmes. Judging by their reactions when presenting their work, the children derive a great deal of pleasure and satisfaction from the process. In turn the architects, planners and landscape architects who lead the teams also enjoy seeing their teams resolving problems and evolving ideas. It appears to be a two-way fulfilling process!

Keith Leaman
Chairman, Chippindale Venture

Development Control - Trust Annual Report 1999

It's amazing how long it takes for some schemes to reach fruition, while others seem to whiz through the planning system at breakneck speed.

Of those discussed in our last annual report, final decisions still have to be made on the developments at Ropewalk House on the corner of North Walls and Hyde Abbey Road, and at Sarum Court on the corner of Greenhill and Sarum Roads. At Ropewalk House, the scheme has changed from a 3-storey terrace of six houses to an 11-unit block of flats, for which an acceptable design is in the process of being

agreed. Sadly, it has not been possible to save the distinctive Sarum Court from demolition, for the site is not in a conservation area, the building is not listed and the Department for Culture, Media and Sport declined to list it as being of architectural or historical importance. A scheme to replace it has yet to be presented.

The Department for Culture, Media and Sport - what an incongruous mixture of responsibilities this appears to be! To those of us uninitiated in the procedures of national government it is difficult to see how the affairs of the media and sport could have any connection with architecture and the built environment, and it makes one fear that central government has little appreciation of those matters that concern the Trust most. Confirmation of this impression is provided by the Georgian Group's Journal of last January, when they commented on the Department's publication A New Cultural Framework which sets out the decisions made following the Government's Fundamental Spending Review. The Group's concluding summary showed that by 2001 the provision of funds for the Arts would increase by £53m and for Museums & Galleries by £43m, and that in contrast the provision for the Built Heritage would actually decrease by £3m. Further evidence of this lack of appreciation of the value of old buildings and the historic environment is given in recent papers about urban regeneration from the Department of the Environment, Transport and the Regions, for these only mention listed building as obstacles to progress. It seems that the role of amenity societies concerned about these matters is far from over.

Another longstanding development is at Bereweeke House, 14 Bereweeke Road, where the construction of a massive 43-bed nursing home in place of the existing house was first mooted in September 1997. Following various vicissitudes, this development has been transformed into a block of twelve flats, a scheme with a scale much more appropriate for its surroundings than the original proposal. At the time of writing, permission for this has still to be given, but the battered and rundown structure that was Bereweeke House has already vanished.

These applicants are now planning to build their nursing home on the site of Abbotts Barton House, which is to be demolished to make way for a 60-bed cruciform-shaped block and two cottages providing four retirement flats. The existing imposing house is not listed and the site is not in a conservation area and, like Sarum Court, it therefore has no protection from demolition. Over the years the interior of the house has been considerably knocked about during alteration work, and having established that two features of historic interest, the oak staircase and an ornate marble fireplace, would not also be destroyed, the Trust has raised no objection to its demolition. We were very pleased to have been involved in discussions about the design of the new block before the application was formally sent in to the Planning Department, since this has allowed us to make what we hope were constructive suggestions at an early stage rather than making negative comments after many of the decisions had already been made – a much more productive use of everybody's time, we feel.

The trend towards the increased use of city-centre properties for residential accommodation seems to have continued unabated during the year, which ought to be good for Winchester. However, quite a few of them appear to be very basic conversions that would be easy to change back to offices should this be required –or

prove more profitable – at some future date. This causes us some concern, for it does not necessarily bode well for either the prospective tenant or the fabric of the building, or indeed for the character of Winchester, to have what could be a substandard or potentially "tenement-block" type of accommodation available in the city centre.

On the domestic front, extensions and alterations to existing property continue to be the order of the day. One of the descriptions in the Planning Department's weekly lists that fills our panels with most dread is "Alterations to provide accommodation in roof space", for we know that the application is likely to be either the overoptimistic hope of fitting a quart-into-a-pint-pot approach or the result of the depredations of a so-called "loft-conversion specialist". Both usually result in an alteration that considers the requirements of internal use rather than external appearance, and it is depressing that even in conservation areas there is little legal control if the alteration is on the rear slope of the roof.

Another description we dread relates to shop fronts, and is consequently one that appears on almost every list: "New fascia signs and/or projecting/hanging sign".

These often take an inordinate amount of time to consider because of the inadequate information given in the application. With monotonous regularity a national chain wants to put up signs that are totally inappropriate for an historic city such as Winchester, and with monotonous regularity they will already be installing them while the application is still being considered. This is very undesirable when a listed building is involved, as is often the case in Winchester. Why, we ask ourselves, are they regularly allowed to get away with it?

Shione Carden
Chairwoman, Development Control Committee

Summer Walks, 1999 Season - Trust Annual Report 1999

This year we have been extremely fortunate with a series of rain-free Thursday evenings and have been able to expand the range of subject matter and increase the number of Walks slightly. As usual we have a hardcore of Trust Member walkers, but occasionally visitors have joined a Walk and have later joined the Trust.

Jo Gordon-Watson has been busy rattling her tin and it would seem that more pound coins than last year have been donated. At the time of writing the Walks Season is not yet completed and I hope that my remarks about the weather are not tempting fate - there are still three Walks remaining and the last one is my own.

At this point I must thank all those people who have given up their time and knowledge and have agreed to lead a Walk. The large numbers of customers, particularly the regular Walkers, indicates their continuing success. Finally, let me also thank the hardcore of Trust Members that makes Thursday Summer Evenings special and different.

Nicholas McPherson
Summer Walks Organiser

Hockley Viaduct - Trust Annual Report 1999

Further to last year's report not much physical work has been undertaken, so sadly the viaduct continues to deteriorate whilst everyone bickers about funding.

Tony Langridge, Chief Estates Officer of Winchester City Council, chaired a meeting of all interested parties at which plans for the footpath and access were discussed and broadly agreed. The only real problem seemed to be horse riders who if thrown might find themselves hurtling into the Itchen Valley as the parapets would not be high enough! An approach by the City to the Heritage Lottery Fund resulted in a negative response partly because the viaduct was not listed (the original application having failed).

Hampshire County Council were contacted for advice but could only suggest an application to the Landfill Tax Office. To try and break the log-jam Dr Edwin Course is considering undertaking a book on the viaduct, but to date no pictures have been located of the viaduct being built in 1895.

Christopher Webb
Hockley Viaduct Co-ordinator

Extracts from the Accounts for the year ended 31st March 1999 - Trust Annual Report 1999

A copy of the full accounts may be viewed by appointment at the Heritage Centre

Financial Review

The accounts comprise separate but related functions. Firstly, the general account for routine receipts and payments, secondly the Trust's investments and, lastly, the Alder Bequest.

A revised recording system for specific accounts has been introduced with the advice of our auditors which should simplify these steps and be capable of being maintained by the Trust's Secretary as well as the Honorary Treasurer. It is expected that this manual system will be replaced by a computerised system in 1999/2000.

The Trust's income for the year was consistent with the prior eleven month period with the exception of the Alder bequest of £7,144 noted above. The Trust has very little direct charitable expenditure due to the nature of its work which is undertaken by members rather than through donations or direct financial support.

Certain of the Trust's investments were liquidated in the year to fund the purchase of the lease of the Heritage Centre and its partial conversion to residential

accommodation. A loss was realised on the disposal of investments as a result of a sharp decrease in market values generally compared to market values at 31 March 1998. Investments at 31 March 1998 were valued at the then relatively high market value resulting in an accounting loss at the date of sale. Sale proceeds nevertheless exceeded historic cost by £34,000.

Investments

Rathbone Neilson Cobbold were appointed as Advisory Managers as well as Dealers for the £300,000 investment accounts of bonds, equities and investment cash before the stock exchange volatility of late 1998. Some investments had to be liquidated to provide cash for the purchase of a 99 year lease on the Heritage Centre, its subsequent refurbishment and conversion to include two studio flats as well as a meeting room and office for the Trust. The remaining investment portfolio was reviewed and adjusted to prosper in the changed circumstances as world markets regained some stability and the Euro was introduced into Continental Europe, whilst interest rates in the UK continued to fall. Investment purchases have been acquired in accordance with the powers available to the Trustees as laid down in the Trust's governing document.

Conversion of the Heritage Centre

The conversion work was started in January 1999 and is progressing according to schedule. Inevitably, additional work is having to be done which in some cases, increases the cost. Although the final amount will not be established until the next financial year, costs have been contained and a quality of work achieved so that revenue from and expenditure on the building will make it a sound investment for the Trust in future years.

Alder Bequest

The Executors of the late Mr Alder paid the Trust a legacy of £7,144 to endow the archival activities of the Trust. This has been invested separately, with separate accounts. The Archive Committee authorises the expenditure of this investment within Council policies.

Outlook

The change from Stock Exchange investment income introduces a degree of uncertainty both in the short and longer term. The Budget for 1999/2000 takes a realistic, if not gloomy, view of income and the amounts needed to be put aside for maintenance and a "sinking fund". Even with this, it is anticipated that all the Trust's Preservation projects will be maintained but expansions may have to be postponed.

The Council of Management confirms that the Trust's assets are available and adequate to fulfil its obligations.

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.	
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