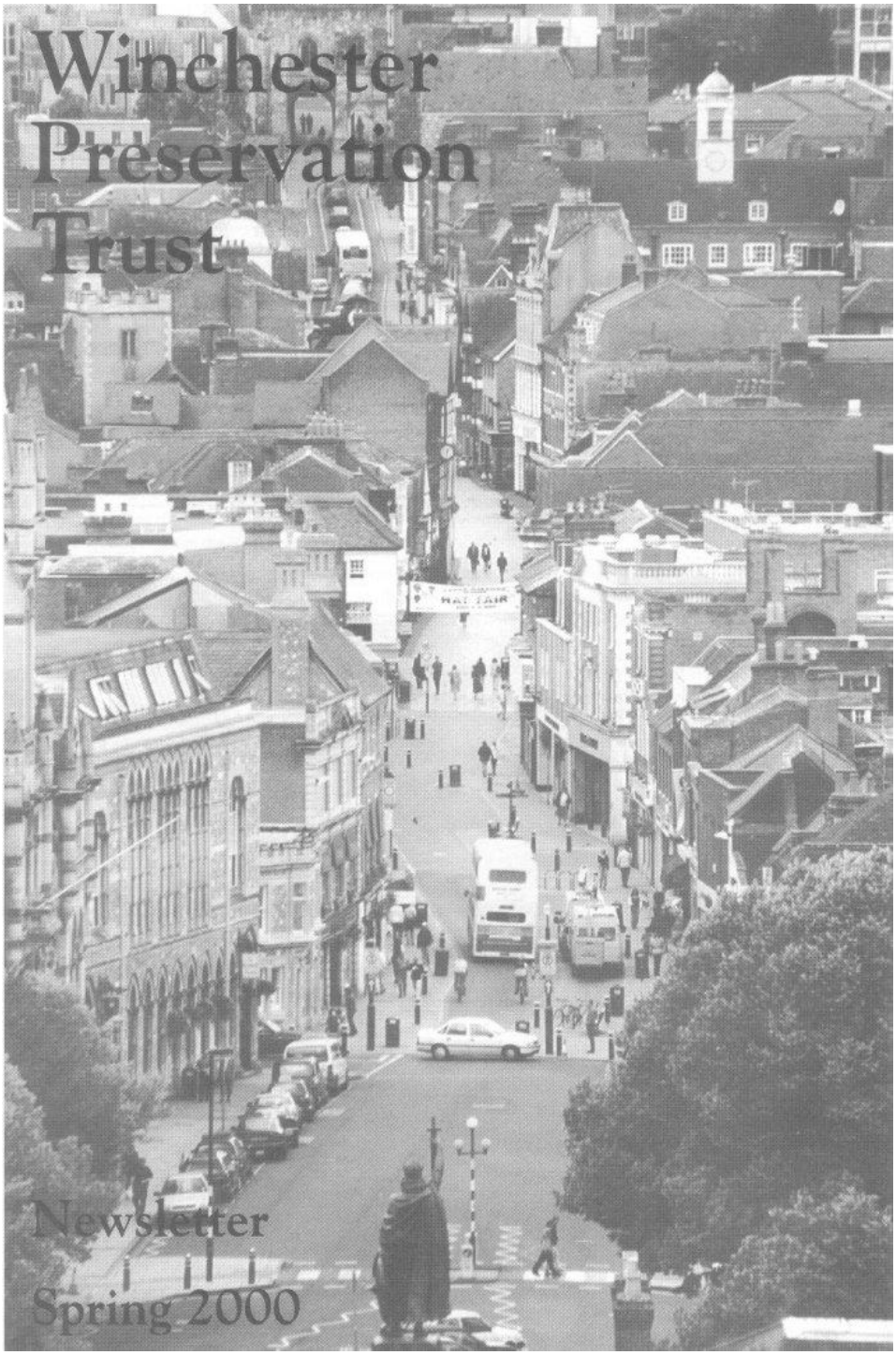
Title Picture - TrustNews Spring 2000



View from St Giles Hill up the High Street to the Westgate. Photo Ian Wykes

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Chairman's Message - TrustNews Spring 2000

It was good to see so many of you at the AGM in November. A report from our speaker, Robin Nicholson CBE, is included in this newsletter.



Photo from the Trust's Archive
Riverside Inn, October 1987, before conversion

Memorandum, and Articles of Association

The current document was drawn up in 1957 and does not reflect the Charity Commissioners guidance on best practice or reflect the times in which we live. Alan Langley has kindly re-written them, a considerable task, and for that we are most grateful to him. They are now at the 4th Draft stage and will be circulated to the members of your Council of Management in January for the endorsement at their February meeting. At the same time we will be obtaining a legal opinion and asking the Charity Commissioners for their comments.

The new document and a copy of the old one will then be circulated to all the members in time for the new proposed document to be voted on at an Extraordinary General Meeting. All members will be given the opportunity to vote on the adoption of the new document. We will inform you of the detailed arrangements nearer the time.



Photo from the Trust's Archive
The Old Monk, January 2000

Housing in Hampshire to the year 2016

Professor Crow's rejection of the SERPLAN figures and in their place imposing a 66% increase, has caused much alarm and despondency. The increase, if implemented, has grave implications for Hampshire and for Winchester District of which the City is a part. Crow recommends a build of 8,450 dwellings per year in the period 1996 - 2016, which translates into 179,000 dwellings in total. At the moment. We do not know what the government's responses to Professor Crow's recommendation will be. That is expected in the New Year.

Your Council has written to John Prescott voicing their concerns at the impact the revised numbers will have on the Region, the County and the City. We have also pointed out that this sort of development runs contrary to the Government's own policies. When we know which way the cat is going to jump, we will be writing again, with reasoned arguments, if we consider that the Government's stance is not good for the County and the City.

We are also concerned that the nomination by the County of a Major Development Area 'north of Winchester' will be an open invitation to a developer to apply for planning permission. Even if permission is refused and in spite of the most vehement local opposition, the developer would almost certainly go to appeal or even apply for a judicial review. The outcome of that process is impossible to forecast. It could result in the imposition of a large development on or near the City's northern boundary. Far better that the Local Authority allocates sites to absorb whatever housing figures are eventually decided upon. That is the best solution.

Broadway and Friarsgate Development

We have opened a dialogue with the City on this subject and have expressed the view that the build must be a mix of retail and housing, and that whatever is built must be of the highest quality in terms of design and materials. We hope that a proposal will come forward soon so that we have something tangible to comment on.

We have written to English Heritage and to the Commission for Architecture and the Built Environment (this latter body replaces The Royal Fine Arts Commission) so that they are aware of the proposal to develop the heart of our City.

The bottom line is that we do not want another disaster like the Brooks.

Bushfield Area

The County wishes to place another Park & Ride Car Park somewhere in the Bushfield area. The City also wishes to establish a sports facility on the site of the former Army camp. The City has carried out a study of the area, and the importance of the area as a landscape feature is confirmed by the joint study of 'Winchester City and its Setting. The Trust has now asked a landscape architect to examine the site and advise us on the effect of development on this land which is very much a part of the setting of the City. This study will be completed in the New Year.

No doubt other contentious issues will come forward in the year ahead and we will meet them as they appear. Once again I appeal for the help of the wider membership. If any of you feel that you have professional expertise which will help the Trust to form views and develop reasoned argument then do please let me know. I have mentioned above three issues in which we are currently involved. Perhaps you can help us with those.

Best wishes to you all for the year ahead.

R.B.Merton, Chairman

Development Control Committee - TrustNews Spring 2000

Winchester enters the new century acting as host to a number of large-scale developments.

Some are almost completed, such as **Winchester Gate**, the houses and flats on the old **Marston Brewery** site; others are still being built, like the conversion of **St Paul's Hospital** and the associated new housing at **Oram's Arbour**, and the flats at **Queen's Court, Peninsula Barracks**, while others have been agreed but are still awaiting construction. These include the flats on the site of **Bereweeke House**, the nursing home on the site of **Abbotts Barton House**, flats on the site of **Ropewalk House, North Walls**, and housing at **Chilbolton Court, Sarum Road**. Work has still to begin on a major development running through to **St George's Street** (opposite The Brooks) from the **High Street**.

The year begins with two other important developments currently going through the planning process: on the site of **75-79 Eastgate Street** where it is proposed that all the structures on the Mildmay site should be demolished and two tall terraces of houses built in their stead, and the conversion to residential use of the old **Pumping Station, Garnier Road**. Both are sensitive sites, but for rather different reasons.



Eastgate Street Site

The development at present proposed on the **Eastgate Street** site would mean the loss of a semi-detached pair of houses (permission to demolish them was unfortunately granted several years ago), a smaller characterful building and the somewhat dilapidated structure that older members might know as the old "Fads" building. Some would say these - and particularly the last - are in such a knocked-about condition that they are not worth keeping, and this is probably true in financial terms. But the character of this end of Eastgate Street and the setting of the statue of King Alfred would suffer considerable damage from the disappearance of the two buildings at present lacking planning permission for demolition. This would be especially so if this scheme were built, for the straight lines of the two new terraces pay no respect to the present curved frontage of the road leading into this important junction, and the design of the southern terrace apparently has no care as to how the new structure would connect with Eastgate House, the building that would remain on

this corner. The Trust considers the proposed development would not only destroy the character of the immediate local environment, but would also be very detrimental to views across River Itchen in both directions, as well as from St Giles' Hill and other viewpoints around the City, and has therefore objected to this scheme.

The proposed conversion of the **Pumping Station, Garnier Road**, has a more caring approach that aims to conserve the external character of this interesting building. We understand the Planners would prefer not to have residential use on this site and that there are also Public Health and Highways objections to the scheme, and it may be that some other use, perhaps as workshops and an arts and crafts centre, might on the whole be better for Winchester. The Trust is also concerned that this scheme is being presented for a decision without consideration of the adjoining site, the present Recycling Centre which is due to be relocated in the near future. The development would have no visual affect on the local environment, but a permission given for the Pumping Station would clearly have a bearing on any scheme proposed for the adjoining site, where new buildings would be clearly visible from a variety of vantage points, such as St Giles' Hill and across the water meadows. The Trust feels these two plots of land should be considered together and that great thought should be given as to what would be the best type of development here, and has objected to this proposal until the officers and councillors have had a chance to consider this more fully.


The Pumping Station, Garnier Road

Ideally, the Planning Department should prepare planning briefs for both these important sites, but we gather they have insufficient resources (presumably both time and finance) to be able to do this. The fact that such important tasks cannot be undertaken due to lack of resources should go some way to explaining why the Trust does not chase the City to take action against the traders who temporarily occupy vacant shop premises. These traders flit in and out with such speed that it is extremely difficult for any legal action to be instigated before they disappear into the night, as they do at the first whiff of trouble. Sadly, legal departments, of both City and landlord, would say they have better things to do than chase ephemeral beings who will be gone long before anything can be done about them.

29 High Street, the ex-Hush Puppy shop adjoining The Pentice is currently housing one of these traders while various applications are being considered. One, to alter the shopfront and install a singularly unpleasant fascia and hanging sign for a travel

firm (not Thomas Cook trying to extend their premises next door!), has been refused. Another puts the shop's existence under threat again. Last January we delightedly reported the dismissal of the appeal made by the Portman Building Society against the City's refusal to let the premises be used for offices, the first time this had happened to a building society since the Abbey National's successful 1992 appeal allowed them to take over a retail High Street site. The Woolwich now want to move here from their present premises on the other side of the street, and the indications are that the Planning Department is giving this proposal serious consideration. The Trust feels most strongly that to allow this would be a very great mistake because of the ambiguous signal it would give future applicants seeking similar changes of use, especially as the inspector at the Public Inquiry took particular account of the fact that the premises have one of the largest shopfronts in the area and occupy a prime location in the core of the town centre conservation area. He also noted that the shop is sited where the greatest number of pedestrians pass by, so reflecting the principally comparison-shopping nature of the street and confirming the prime location of the shop. He went on to say that the premises must clearly be of interest to any business relying on attracting passers-by (which is not important to a building society) and that a wide range of retail shops provided a chance of comparing prices, so giving greater consumer choice and beneficial competition, as well as an attractive shopping environment, something he did not feel could be provided by a building society, however good its window display. The cash dispenser and many signs shown in the application confirm that the new shopfront would be unsympathetic to both the listed building and the adjoining Pentice, and the Trust has urged in the strongest terms that this change of use should be refused.

The proposal to build a sports pavilion and form playing fields in St Cross on **White's Field, Five Bridges Road** has been withdrawn, and at the time of writing no alternative scheme has been suggested. We will keep members informed of any future proposals made for this sensitive site.

Shione Carden

Winchester Preservation Trust AGM - TrustNews Spring 2000

The speaker at this years AGM, Robin Nicholson, CBE, RIBA, was invited to address the topic, 'What Makes a Good City' because it is the fundamental question we face in every aspect of our concern for the future of Winchester. A better understanding of the qualities of the Good City would help guide both specific issues such as the Friarsgate development as well as wider policies about accommodating the growth of the City, but as politicians say, the fact of the matter is, those qualities are complex, difficult and not well understood by anyone, least of all those who have the power or authority to implement change, and especially developers. We hope that this talk will be the beginning of a continuing debate which will take us toward a better understanding of how to form the future of the City.

The following are edited notes of his talk.

"I have been asked to speak about what makes a good city. This debate is not new; indeed it has been raging in different ways since the foundation of Athens.

What is the problem?


Trondheim Regional Hospital, Norway

There is a new urgency today because a number of incompatible habits in the way that we live vie for supremacy:

- The highest percentage of home ownership is houses on their own plots, which leads to low density sprawl.
- The continuing growth of car ownership coupled with a right-to-drive everywhere culture.
- The collapse of the fine long-standing Christian obligation to protect the weaker members of our communities.
- The Kyoto Protocol requiring radical reduction of gases mainly generated by our chosen forms of transport and our existing housing stock.

These are not simple matters. Those four issues could have been offered to you as one half of a set of dialectical pairs, which might have produced the following questions:

- What kind of homes do we want to live in and does the present market offer them? Do we like living in miniature mansions or beastly blocks of flats, both types struggling to attain respectability by having screwed-on gratuitous pseudo-classical porches and pediments?
- Why do we all want to own cars just to watch them gently rusting on the street unused for most of the time? - [I recognise that this is a different issue for women and men!] Perhaps there is an alternative model, in addition to good public transport, like the Edinburgh City Car Club which provides easy access to a car at a much lower cost than straight ownership; they find they need 1 car between 4-6 households and are recording a 50% reduction in car use.
- Where will single people and young couples live, and where were all the homeless before they started begging on the streets?
- What if estate agents were obliged to include, within their fairly outrageous fees, an energy audit for the incoming tenant/purchaser? Coupled with carbon trading, all of a sudden, energy conservation could become something we could all identify with, and even make money!

To these we might add a fifth question... Can our existing planning structures cope with the need for an increasing understanding of the increasingly complex functioning of cities?

What is urban design

Talking about cities is, as you know, not just a question of the quality of the street furniture and the simplification of the signage jungle. Cities came about to enable exchange;

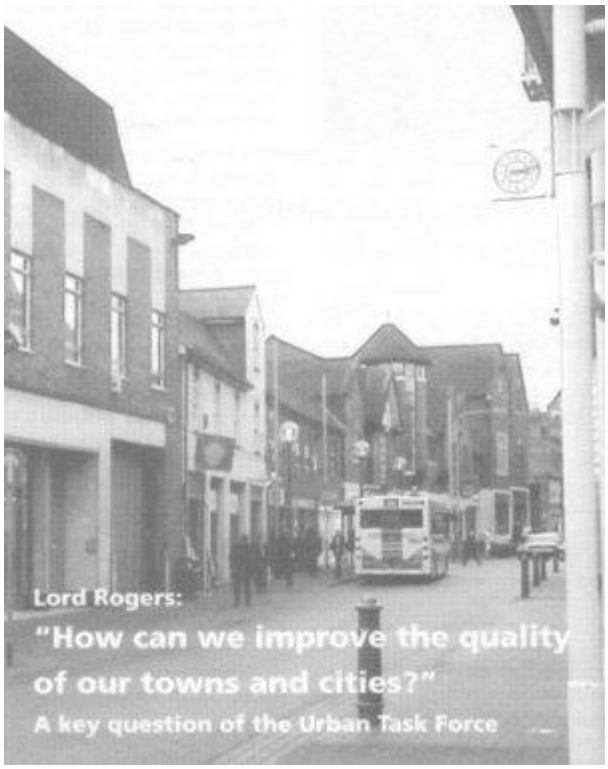
- Social exchange
- Commercial exchange
- Cultural exchange



University of East London, Dockland Campus Scheme

Thus urban design, only part of which springs from the fine post-Renaissance skills of composition, which we abandon at our peril, has come to its next age by recognising that it needs to bring together

- Political leadership
- Economic management
- Cultural entrepreneurship
- Spatial composition



Lord Rogers:
How can we improve the quality of our towns and cities?

Towards an Urban Renaissance

The Rogers report considered these issues in an impressively, rounded way, so all encompassing that it is no wonder that we still don't have the White Paper. The task was to consider "how we can improve the quality of both our towns and countryside while at the same time providing homes for almost 4 million additional households in England over a 25 year period".

During this session we can only consider some aspects of this exciting new challenge: well perhaps not exactly new but one with much greater political support and a more comprehensive approach than on previous occasions. Even if Government is struggling, it is trying to be joined-up in its actions, and the Treasury is talking with and appearing to listen to the construction industry for the first time ever. And we have a prime ministerial commission to get the best out of the opportunity.

Change

We are all struggling with the increased speed of change—yesterday it was the telephone, today it is the mobile telephone with built-in computer, e-mail and fax.

Margaret Thatcher introduced a root and branch radicalism that some of us found seriously uncomfortable while others cheered and many grew rich quick. Now, New Labour has seized the opportunities of a change culture to challenge many of our long-held assumptions and the pace is even more demanding. We have to have a balance between continuity and change — valuing the best of the past but recognising that many of the 'good bits' only came about through radical intervention in the past.

I know that we all feel threatened by the new technologies. I can no longer draw, in so far as I cannot draw on a computer. I did however very happily type these words on a laptop in North Norfolk at the week-end and send them down the normal telephone line to be printed in my office in London. Some would argue that, by eliminating the need to meet to speak, signals the end of cities while others point to the social energy generated by, what I consider doubtful, new enterprises such as cyber-cafes.

Winchester

I understand that the Trust is also changing and that this is leading you way beyond preservation towards trying to 'guide the quality of change'. And I salute this ambition.

I will show you some work that we did in Winchester but first I need to try to put myself in your shoes. Winchester is clearly a special place, but so are Blackpool, Bath and Bournemouth, each in their own way. While I understand and support the perceived imperative to preserve the history of Winchester, surely we must also support positive change, accepting that there will be risks, if we are to retain the energy that created that history in the first place; this cannot, however, be the same energy since the power of the church has so diminished. The failure to realise that change is itself essential for the very preservation of that which we love, is surprisingly prevalent. On this I speak as a member of the strongly preservationist

Highbury Fields Association in North London, where I live in the heart of an outrageously daring 5-storey speculative development built in open countryside in 1770.

I was reading at the weekend the results of some research that 'conclusively' shows that the defensible space theory and the resultant police programme called Secured by Design are completely flawed; in its place they suggest that the traditional fairly high density urban terraced street, with full 'permeability' for cars and pedestrians, is the safest. Living on Highbury Place, on the main pedestrian route from the underground station to the Arsenal, this comes as no surprise.

Nearly all of our work in Hampshire in the 1980s, was based on trying to turn existing object buildings into a framework of public spaces.

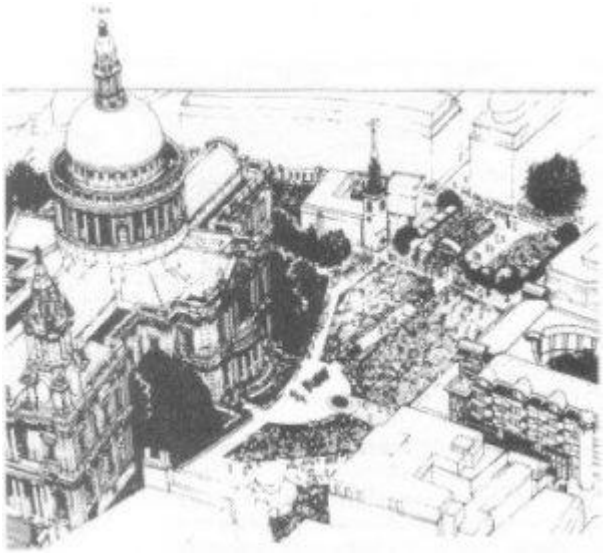
... At Winchester College we converted the gym into a theatre with a great porch that addressed a future cultural square. Then we stripped William White's heroic but redundant sanatorium back to its original core and linked the two halves with the suspended jewel box gallery to make the new art school.

... At Fleet Calthorpe School we added sun-shades over the windows in order to make it less uninhabitable; then placed two new buildings at right angles and planted a landscape so as to begin to create a series of useful spaces.

As architects we are constrained in what we can do to create the new city, but overcoming our natural inclination to design buildings as egotistical objects is critical.

Thus I have five messages this evening for those of you who are interested in tomorrows Winchester:-

- The new sources of urban energy must be identified and promoted since the decline of religion and traditional market shopping have weakened the city; I refer to health, knowledge and cultural exploration.
- The community must actively engage in the formation of their environment, but in order to exercise this constitutional right to participate, the study of architecture and cities needs to be part of the school curriculum.
- The obligation of buildings to make useful places must take precedence over the conventional lazy fixation with the appearance of the building.
- When it comes to inserting buildings into a fine historical context, compositional contrast is usually more successful than an attempt at sameness, which tends to diminish the value of the original.
- In all this there must be strong political leadership with the active engagement of the officers of the local authority. In Hampshire the fine example of Councillor Emery-Wallis is fresh in our minds.



Petershill: proposal for pedestrianisation the Cathedral approach

Robin then described three recent schemes of the practice.

- Petershill in the City of London
- Trondheim Regional Hospital in Norway
- The London Docklands

Petershill, next to St Pauls, is a proposal to replace the dismal traffic oriented approach to the cathedral with a piazza for both the ceremonies and day to day needs of tourists.

The scheme for **Trondheim Regional Hospital** demonstrates both the powerful potential of health and university buildings to provide the energy that urban redevelopment needs, and the how the city can take the lead, by assembling land and promoting such a strategy. Our proposal was centred on a new public colonnaded city square with the four sides being connected below ground for servicing and at first floor level for patients and visitors. This allowed the best of their existing buildings to be incorporated and reconnected.

University of East London Docklands Campus

The Royal Albert Dock was the largest in the world when it was built but was abandoned in the 1970s and the dock buildings removed. The early proposals for a shopping centre were scrapped in the 1991/2 recession and the idea of using Higher Education to act as the honey-pot for other development caught on. Docklands Light railway feeds straight into an oval pedestrian forecourt with the student union and a convenience store from which a public right of way slopes up into the main University Square and on to the great lawn in front of the dock. The main auditorium, the local radio station, the print shop, the bank and various cafes and bars are gathered around the colonnaded square, and the Muslim prayer room.

Conclusion

I understand that you have some large projects already planned or under construction and you are, of course, under enormous pressure to play your part in the provision of 1.1 million homes in the south-east.

We tend to approach all issues from our own perspective; however one great change is that sustainable urban design %If requires a multi-disciplinary approach with the full engagement of the community. So, to avoid the lowest common denominator the game is to aim high. I would like to leave you and your City planners with four questions:

- Do we need elected mayors in order to provide more focussed political leadership?
- Can we expect good quality architecture, without a respected city architect?
- How can planning departments be more than tick-box bureaucracies, necessarily focussed on meeting the lowest common denominator, unless they encourage and actively engage in spatial and three-dimensional design?
- What needs to be done to ensure that your peers in the Winchester of 2099 will pay tribute to what you have added to your great city?

May I wish you well in the struggles for tomorrow's Winchester.

Robin Nicholson CBE RIBA

Lord Rogers and John Gummer MP endorse Trust policy - TrustNews Spring 2000

When we first approached Richard Rogers to speak at the AGM, he was very enthusiastic to support our approach to the future of the City because it paralleled that of the Urban Task Force and would have provided an, ideal opportunity to promote both, and further, a chance to emphasise that a city as historically important as Winchester, needs design qualities of an especially high standard. Unfortunately, the pressures of promoting the Task Force report caused him to withdraw, but he did write the following endorsement which sets out the key issues. John Gummer, who we then approached, was also unavailable on the date of the AGM but agreed to talk on the 6 April and also sent a letter to be read out at the AGM, which is printed below. Robin Nicholson, who stepped in at the last minute to give a very interesting talk, added to the general thrust of concern that, in spite of the efforts of individuals in some City Planning Departments, City authorities across the country, are failing to create future plans that have vision and quality, and back them with the necessary political will to be carried out.

Letter from Lord Rogers - TrustNews Spring 2000

One of the key questions of the Urban Task Force has been: How can we improve the quality of our towns and cities?

During our work we have collected some evidence that people respond positively to beauty and design-excellence in cities. Attractive and beautiful cities can be achieved but only by guiding the quality of the space of the public realm, its architectural form and the materials with which it is made. Such an approach does not require substantial new funding but the willingness of architects, planners, politicians and citizens to develop an integrated and strategic approach towards making our cities more attractive, sustainable and well connected.

Therefore, we have to develop, in our cities, a strong and informed civic leadership on the one hand and re-write our existing planning rules and regulations on the other. At the moment the regulations, and the way we interpret them, are one of the main barriers to achieving the quality necessary for the higher density and mixed use required of urban areas.

The Urban Task Force has made the point that we have the opportunity to make our regulations a facilitator of change and innovation and create cities with a new equilibrium between society, nature and culture. This aim is achievable, if all the actors involved with the future of our cities re-think their approach to this balance of qualities.

Letter from The Rt. Hon John Gummer MP - TrustNews Spring 2000

I am sorry not to be able to be with you but I send my congratulations and best wishes for your continued efforts to save and enhance the environment of one of the great cities of Europe. May I just suggest three dangers which are increasingly thrust upon us.

First, the attempt to justify bad planning and bad design by traditional sounding names. In Durham, a city compared b Pevsner to Prague, they diddled the planners with a grotesque shopping development called the Prince Bishop Centre. I hardly need remind you in a city still scarred by the historic sounding Wessex Hotel. Even Ethelred would have been ready to stop a building which affords for its guests a marvellous view of the Cathedral and then destroys it for every-one else!

Secondly, beware the highways experts. It is still true that they make demands of development which destroy sensitive infilling and sensible improvement. They want minor roads and lanes to be built to a size to accommodate traffic which will never use them and they demand splays which destroy the townscape.

Thirdly, the profusion of signs and the extension of lines is an increasing menace. We need to rid all conservation areas of yellow parking lines and a real clear-out of signs everywhere. Lord Rogers and John Gummer MP endorse Trust policy - TrustNews Spring 2000

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Thirdly, the profusion of signs and the extension of lines is an increasing menace. We need to rid all conservation areas of yellow parking lines and a real clear-out of signs everywhere. Much of what we have we don't need and what we need is often badly sited and designed.

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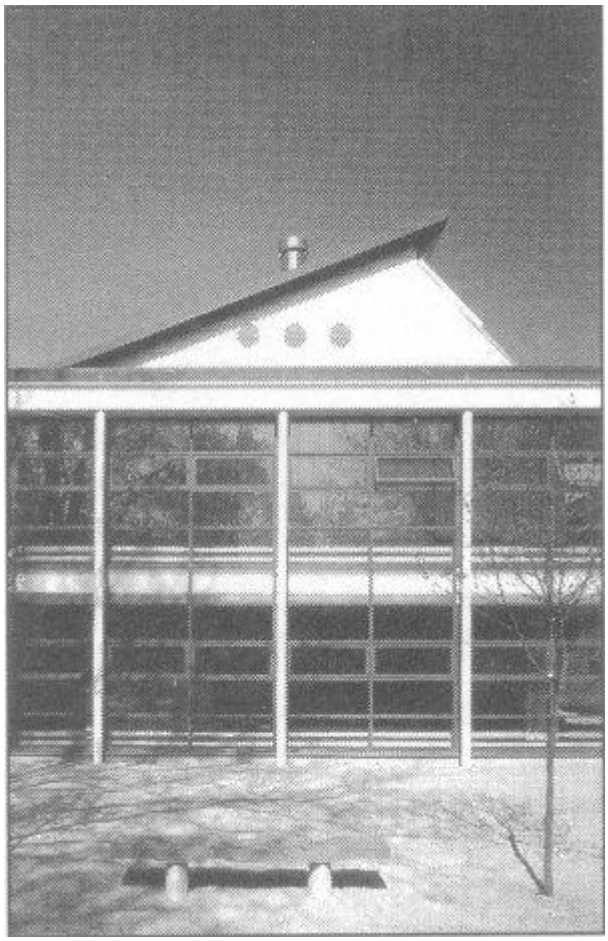

Winchester School of Art, West Building,
architecture plb, award winner in the 1997 scheme

Organisation - TrustNews Spring 2000

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Deputy Chairman: Michael Carden AADip, RIBA

Hon Treasurer: Ian Fothergill Grant

Secretary: Rolly Thomas
(Including Membership)

(Full details of officers and committees of the Trust, with a list of members are published each year in the Annual Report).

Newsletter Editor: Margrit Waldron

If anyone has any comments on issues in this newsletter or suggestions for future ones, please write to the Editor at The Heritage Centre. The Copy date for the next newsletter is **1st May 2000**

The WPT, the Civic Trust and Southern Comfort - TrustNews Spring 2000

As members may know, over 20 years ago the WPT was a founder member of a very loosely structured forum for the exchange of ideas and experiences of similar societies, known by the name of "Southern Comfort".

This forum meets once a year under a different host society each time, but is entirely without secretariat, subscription or formality. If, at the annual gathering, one society recognises a problem being experienced by another similar society then they might informally continue discussions by mail or by personal contact.

However, the Civic Trust, of which the majority of the major societies are members, has been very eager to set up a more formal regional organisation so that the views of the societies can be sought, and an agreed opinion on relevant subjects can be formed and used to influence legislation.

The Civic Trust recently set up a small Steering Group, which included a representative from the WPT, to see what was required. The group produced the following guidelines:

- the most urgent need was to assist in the drafting of Civic Trust responses to government papers. This is often a laborious and time-consuming task beyond the resources of many societies acting on their own.
- the work should concentrate on housing, transport, design, retail, the urban/rural interface, waste disposal and water In order to implement these studies the Steering Group proposed:
    - a Civic Trust Standing Group should be set up for the South East Governmental Region with 2 representatives each from Oxfordshire, Buckinghamshire, Berkshire, Surrey, Hampshire, E and W Sussex and Kent, with one representative from the Isle of Wight.
    - experts on specific subjects (e.g transport) should be made available to advise the Group
    - it is envisaged that the Group would meet 4 times per year
- there will undoubtedly be costs, possibly absorbed into a small rise in Civic Trust subscriptions. The Civic Trust has put in £500 to launch the scheme, and will also provide free meeting rooms and some, but not all, secretarial services
- there will be a mechanism for feedback to societies on Standing Group progress

The nomination of representatives is almost complete, and the good news is that no one has seen any need to interfere with the aims and conduct of Southern Comfort in any way. The Steering Group's final act was to disband itself!

WPT Brochure

This has been brought up to date, and is recognised by its green colour. There is a Membership Application Form on the back, so if you know of anybody who is interested in the work of the Trust, or if you are prepared to do a mail drop in your street, please ask the Trust Secretary for a handful of brochures.

WPT Website

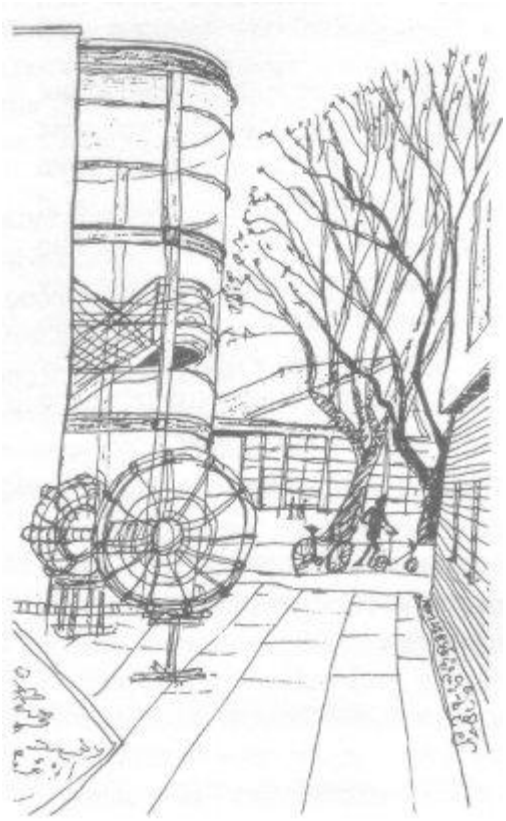
This is being designed at the present time under the guidance of Dick Selwood, to whom we are very grateful for giving his time to educating the 3 members of the publicity group in "the wonders of the web".

To use the jargon, this facility is being generously "hosted on the Hampshire County Council website" and will thereby not incur any cost to the Trust.

So watch for "www. hants. gov. uk/wpt/ index.html" on your computer screens sometime very soon!

Antony Skinner

Looking at Townscape - TrustNews Spring 2000



Space between the art school buildings

Andrew Rutter was inspired by the newly created space between the art school buildings. He explains:

In my article in the Hampshire Chronicle of November 12th on the Art Colleges latest buildings I mention a 'visual tension' in the triangular space between the new administrative building and the original Gallery. I have tried to illustrate the complexity that creates that tension:

The contrast between the solid matter and the framed glass staircase wall.

The perspective in the curved glazing.

The intense pattern where the stair balustrade cross.

The cage of the engine like sculpture, complementing the curves in the staircase and the bicycle wheels.

The intricate organic pattern of the branches and twigs and of the pollarded trees that light up yellow in the evening sun.

The colourful people near and far that walk to and fro.

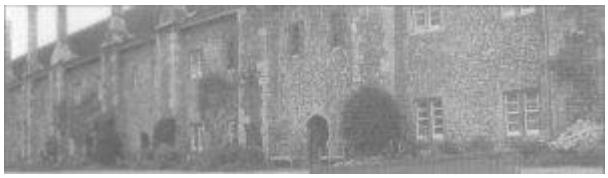
And if you get closer the fascia and brick patterns of the 1962 building are reflected and gloriously distorted in the glass staircase, and as one walks up, the curved geometry of the staircase is silhouetted against the many clouds.

Thanks to Richard Rose – Casemore and Architecture plb.

Conservation Award - TrustNews Spring 2000

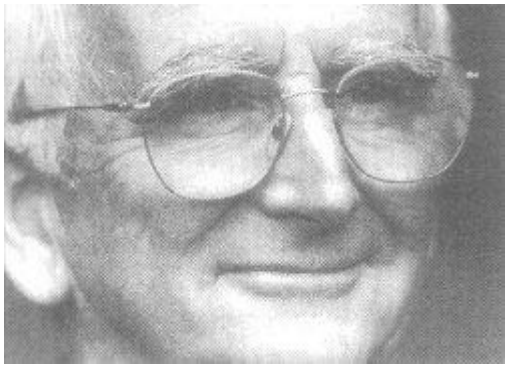
THE ROYAL INSTITUTE OF CHARTERED SURVEYOR'S AWARDS 1999

The Trust's Deputy Chairman - Michael Carden of Radley House Partnership in Winchester was honoured by the Royal Institute of Chartered Surveyors (RICS) with a People in Conservation Award. The Awards were presented by the RICS president Simon Kolesar at a ceremony held at the Institution's Parliament Square headquaters in London, attended by 150 leading members of the property and construction industries.



St Cross Hospital

Recognition in the People in Conservation Award is for individuals who have contributed most to excellence in conservation and whose achievements in this field have been exceptional. When Michael Carden studied architecture at the Architectural Association in the late '50s, specialisation in historic building work was unheard of and the word conservation itself had yet to appear in connection with buildings. After working for ten years in London and Reigate he then moved to Winchester to become an associate in the practice of the then cathedral architect. Initially concerned with new building work, the proportion of his time spent on historic building repairs and conversions grew rapidly, so that although he has never abandoned new work, conservation became his greatest interest over the next 30 years. In those days there was no means of training in the subject, but two of the partners in the practice between them accounted for some fifty years of experience which was willingly passed on, eagerly learned and supplemented with short courses.



Michael Carden

Michael Carden maintains that it is in equal measure the people with whom one works, and the buildings on which one works that do the teaching, and that there is no end to the learning. Moreover, it is a curious characteristic of conservation work that the gaining of expertise requires as much innovation as historical research.

For the past twenty-seven years Michael Carden has been a partner in the Winchester based Radley House Partnership formerly Burford Marlow Carden Partnership) and his expertise has led to his appointment as architect on a range of important historic buildings including Highclere Castle, Straffield Saye, Broadlands and the Beaulieu Estate and in Winchester St Cross Hospital and Wolvesey Palace. He is frequently consulted by English Heritage and has contributed to the Society for the Protection of Ancient Buildings.

Summer Walks 2000 - TrustNews Spring 2000

1st June	**Thomas Stopher in Winchester** Start outside Guildhall	**Robin Freeman** Architect/Researcher
8th June	**Five Buildings: Five Centuries** Start outside Guildhall	**Richard Baker Dip Arch RIBA** Head of Architecture & Landscape Design, Eastleigh Borough Council
15th June	**Victorian Drinking Fountains** Start Hyde Historic Resources Centre	**Graham Scobie** City Archaeologist, Hyde Historic Resources Centre

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Thoughts of an Onlooker - Hyde Abbey 1995 – 99 - TrustNews Spring 2000

Nowhere is the phrase 'Spirit of Place' more apt than at Hyde Abbey. Seven years ago, when looking for a house, before I was even aware of the full history of the area, I felt that indefinable tug which tells you that you have found the right place. It was my good fortune that the Hyde Community Archaeology Project sprang into life in 1995, and over the next five years the whole area round me gradually revealed its secrets.

In the 1997 season, a small peak was reached when the building straddling the Mill stream was fully investigated, yielding in its final hours the prize of the beautifully sculptured lady's head with carefully coiffed hair and painted make-up still intact. It would have rejoiced the heart of the 13th C. mason to know that his defiled work had emerged from that 15th C. wall and once again could be admired for its beauty.

The last two seasons of '98 and '99 concentrated on the church area, north of the leisure centre. With the enthusiasm and extra muscle-power of American Earthwatch helpers extending the efforts, the whole vast scale of the hidden church started to emerge, reaching its culmination in a cross section of the majority of the East End. Along with interest and awe, one started to feel one could enter into the daily round

and worship of the monks of the Abbey. How they managed the influx of the pilgrims yet kept the essential privacy of their sanctum bore echoes of our Cathedral life today with its crowds of visitors, providing, one has to say, the essential income for the upkeep of the building now as then.

1999 being the 1100" anniversary of the death of Alfred, much was made in the media of the search for his bones. On site, for the diggers and the watchers, it was much more a feeling of reaching the goal of unravelling the complexities of the building. 'Have you found him yet?' was frequently half-humorously tossed in over the fence.

So what happens next?

One fervently hopes that a simple representational scheme can be devised to mark the site where, once, was buried one of England's great monarchs, not only would we be paying our respects but it would give the people of Hyde and the modern-day 'pilgrims' pleasure, appreciation and sensation of that special 'spirit of place'.

Barbara Hall

Archive - TrustNews Spring 2000



The Eagle after conversion
Insert left: rear view with extension. Inset right: The Eagle Hotel in 1998

Some Pubs will, it appears, soon be at risk from the current fashion of large breweries to develop retail areas, as these appear to be more popular than the older local Pubs. In the case of "The Eagle Hotel" (City Road / Swan Lane), the building was converted into flats - see main picture.

R. KINNAIRD SMITH

Diary Dates - TrustNews Spring 2000

6 April The Rt. Hon John Gummer A lecture addressing the Trust on the 'Threat to the City'. Guildhall (time to be announced later)

Reminder: '**The Future of Winchester Study'** - sustaining the historic environment, is available to read at Jewry Street library, local history section or at the Heritage Centre; or to buy: £25 from the Heritage Centre.

Membership - TrustNews Spring 2000

Subscriptions for 2000/2001 fall due on 1st May 2000.

As notified in the last newsletter the rates of subscription are:

Single £8.00
Family / Household £12.00
Corporate £15.00
Junior £5.00
Life Single £100.00
Life Family £120.00

Those members already paying at a concessionary rate may continue to do so this year.

New Members

The Trust welcomes the following new members who joined in 1999:
Dr and Mrs D E Allen
Mr R W and Mrs M C Barton
Mr A and Mrs J Corner
Mrs B A Dovey
Mr and Mrs J A Graham
Mr S C and Mrs M A Hearn
Dr and Mrs E A Hutchison
Mr and Mrs A Johnston
Mrs S M O'Brien
Miss S Patience
Mr and Mrs W Pattisson
Mrs R Poole
Mr R Sawyer
Mrs C Slattery
Miss M A Sneesby

ROLLY THOMAS