Chairman's Miscellany - TrustNews December 2007

My first topic as Chairman must be Pat Edwards. She has been a notable and energetic Chairman, devoting an enormous amount of her time to the Trust. Ever willing, indeed eager, to help her colleagues, no task was too small or too great but she never lost the "big picture" - the main purpose of the Trust. Her encyclopaedic knowledge of local affairs and of those who work in the public services can never be equalled. The greatest challenge in her time was the Silverhill development and she drove the Trust with skill and determination through that difficult period. I salute her! My term in the chair began with the Annual General Meeting. It was a great pleasure to welcome our new President, His Honour Judge Christopher Clark Q.C. and to hear his commitment to the Trust and to the city. It was unmistakable. He will be a firm support.

Sadly, Sir Peter Ramsbotham, who was retiring as President, could not be present due to a minor accident so we were denied the pleasure of thanking him personally for his support. He has been a wise guide and friend of the Trust for many years and his gentle and succinct advice has focused our thoughts and progress to great effect. Our thanks to him are unbounded. Happily, Sir Peter has agreed to be our Patron.

The conclusion of the evening was an address by Professor Tom Beaumont James who skilfully related the history of the city to archaeological work done during the Trust's first fifty years. That might seem like a neat formula but the result was brilliant and it was a shame he had to end. My thought was "when can we get him back?"

You will read elsewhere of the Trust's Awards which were declared on 30th October. My pleasure is to thank, most warmly, George Ferguson R.I.B.A. who led the judging panel and presented the awards, those members who formed the panel and, particularly, Norman and Ann Roberts who were not only judges but ran the whole operation with skill and, though unseen, much effort.

Finally, as the Trust enters its second fifty years, I wish you all peace and prosperity in 2008.

Pat Edwards

It is with great sadness that we have to tell you that Pat Edwards has died. She worked tirelessly for the Trust to the end and will be sadly missed by her family and her many friends in Winchester. No further information is available as we go to print.

Iain Patton

Planning Appraisal Group - TrustNews Dec 07

The proposal to demolish **17 Bereweeke Road** for 12 new dwellings has been refused, and the proposed replacement of existing garages at **Garage Court, Fivefields Road**, has been withdrawn.

Two developments to which we had objected have been permitted: the demolition of **10A Stoney Lane** for 10 new houses, and the single storey extensions to **40 King's Avenue**, which we felt would set an undesirable precedent for the integrity of the original design of this part of the Stanmore estate.

Of the many applications seen by the Trust's viewing panels since the last TrustNews, four are particularly interesting: two small residential schemes, and two larger developments.

Panel members were aghast at the proposals for **3 Fordington Avenue**, where extensive alterations to the semi¬detached house included a flat-roofed first-floor side and rear extension that would result in 2-storey development across the site, dormers to the side, front and rear, timber cladding and new aluminium windows. No thought had been given to how these would relate to the character of the road or the other half of the semi¬detached house, and we strongly objected to this application.

We also objected strongly to the proposed partial demolition and rebuilding of **3 Nuns Road**, because the drawings showed almost total replacement and we felt it would be virtually impossible for a new-build reconstruction to blend in satisfactorily with the existing terrace of semi-detached houses. A visit to the site found the house already mostly demolished, before the application had even gone through the system. On checking with the LPA, it seems that although they find this demolition as unacceptable as we do, the present planning legislation appears not to allow them to take action against the developers, unbelievable as this may seem.

The **Royal Observer HQ, Abbotts Road**, has been sold on, with outline permission for development on the site, and the new developer has put in a different scheme. The layout, number and type of dwelling are similar to the permitted scheme, but sadly the style of the houses now seems to come from a standard book of designs, with superficial additions to make them look different. We strongly objected to the closed-gate entrance, feeling this was unacceptable because would be uncharacteristic of both the local area and Winchester as a whole, and railings on Abbotts Road.

A development causing a lot of local concern is the proposed **375 residential units on Queen's Road**. to be used by the University of Winchester. The initial reaction of horror felt by the panels at the large buildings marching down the hill was somewhat reduced by the applicant's presentation to the Trust Council and panel members, although an objection was still made because of the lack of detail. A further presentation answered many of these concerns, and we withdrew our objection, registering our remaining concerns about the materials and their implementation, the large number of cycle racks, and the need to provide evergreen under-planting on the boundary with Milnthorpe Lane. We were assured by both the University and the developer that they would be happy to have fewer bike racks and to provide the necessary under-planting.

Our fears about the effects of the high density schemes springing up around Winchester were raised in our 2003 Annual Report, when it seemed developments were being considered individually on an ad hoc basis, rather than how they would

affect the area as a whole. Since then several Local Area Design Statements have come into being, sadly seeming to lock the stable door after the horse had bolted.

A trawl through developments granted, built, refused and at appeal in the north¬west fringes of Winchester since then gives rise to considerable concern, especially for the ability of the infrastructure to cope with the extra load that is required. The current method of calculating increased housing is by the number of dwellings per hectare (dph), but as we pointed out in 2003 this can be misleading - it is the number of people (beds) living in the dwellings that is more relevant.

Four roads lead into Winchester from the west and north: Romsey, Stockbridge, Andover and Worthy Roads. These all end up at the City Road/Sussex Street/ Winchester Station/Stockbridge Road/ Andover Road junction, which has a long time-lapse between light changes, and then much of the traffic goes along City Road and North Walls, both of which are already congested.

The following figures are by no means 100% accurate - some developments may have been missed and there are many smaller infill schemes, but they do give an indication of the way things are going.

Romsey Road has a permitted development of 300 dwellings (505 residents) and has the traffic inflow from Chilbolton Avenue of the permitted 184 dwellings (449 new residents). This is a total of 484 dwellings and 954 residents, together with another possible 85 dwellings (190 residents) of schemes that have been refused or are at appeal.

Stockbridge Road is currently the most endangered route into the city. It has to cope with traffic from developments on Stoney Lane, Dean Lane and its tributaries, as well as those on Stockbridge Road itself. It already has to cope with 427 permitted developments (about 1110 residents), and possibly another 48 dwellings (112 residents). A nursing home at Warden Hill (up to 80 beds) and sheltered accommodation in Burnett Close (ca 146 beds) might be permitted, and the traffic generated by Waitrose and whatever happens on the Aldi site will all add to the load the road has to carry.

Andover Road has approved and pending schemes totalling about 221 dwellings (508 residents), plus some not yet approved; residents from Park Road might also use this route into the city centre. It is also vulnerable to the 2000 dwellings that could be built on the present greenfield site at Barton Farm, which would add considerably to local traffic.

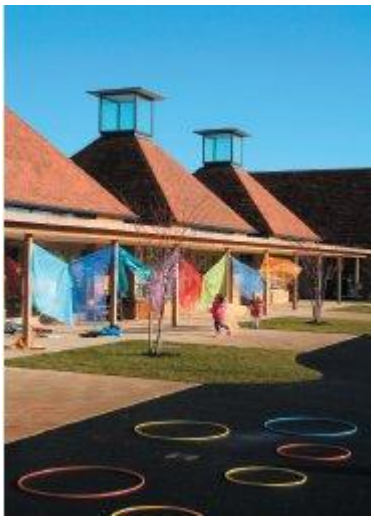
Worthy Road is under less stress at present, with the 87 possible residents from Park Road and those from the 14 dwellings of the ROC HQ wanting to use this as a route into the city centre.

In round figures, it seems that since 2003 about 1150 new dwellings (with about 2700 residents) have been allowed along these four roads, with another possible 150 units (300 residents) in the pipeline, plus any traffic caused by Waitrose and whatever happens on the Aldi site. Although it is hoped many will travel by bus or

ride a bike, some people will drive. Can this junction cope with the extra load? — and, perhaps more importantly, can the rest of the infrastructure?

Shione Carden

Design Awards 2007 - TrustNews Dec 2007



Lanterns Children's Centre

The Trust has made four Design Awards this year. At a well-attended ceremony on Tuesday 30th October at Lanterns Children's Centre, George Ferguson, Past President of the Royal Institute of British Architects, who had chaired a judging panel of Trust members, presented certificates and plaques to the teams behind the following:

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- New houses at **55-61 Dean Lane** (Architect / Developer: Regeneration Partnership; Contractor: Landseer Estates Ltd)
- The refurbished and extended **John Stripe Theatre**, Sparkford Road (Client: University of Winchester; Architect: Design Engine; Contractor: Bluestone plc)
- The new **Lanterns Children's Centre**, Bereweeke Road (Client: Hampshire County Council, Children's Services Department; Architect: Hampshire County Council Architects; Contractor: Carillion Regional Building)
- Restoration of **The Pagoda House**, St James' Lane (Client: Mr & Mrs Gatenby; Architect: Michael Carden; Contractor: Stuart Moore, Whittington & Moore)



55-61 Dean Lane



Pagoda House



John Stripe Theatre

Among other interesting entries of a generally high standard, the following were Commended:

- Adaptation and extension of St John The Baptist Church, St John's Street
- The new Vertical Garden Houses, North Walls

- Landscape, layout and ancillary buildings of St Catherine's Park and Ride car park

As well as the judging panel's Awards and Commendations, members of the Trust at the Annual General Meeting in September were invited to choose their three favourites. These were **Lanterns Children's Centre**, **The Pagoda House** (both as above), and **Wykeham Terrace**, Bar End Road - each earning a bottle of bubbly.

Following the presentations, a tour of Lanterns was led by its architect, Colin Jackson, including - for those supple enough - a peep through the magic mousehole.

Traffic Matters - TrustNews Dec 07

You might think traffic congestion in Winchester is a modern phenomenon but in the 1930's congestion was so bad that Winchester was one of the first towns in the country to have a bypass. Whats more this was one of the very first dual carriageways built in the United Kingdom.

The first Winchester Bypass took the A33 London to Southampton trunk road from Kings Worthy to Compton around the foot of St Catherines Hill. However the A31 London to Bournemouth trunk road continued through the centre of Winchester until the 1960's. The A31 went along Morn Hill, the High Street, through the Westgate Arch and along Romsey Road. Indeed Winchester High Street was a two-way trunk road. The A34 Preston to Southampton trunk road went through the centre of Winchester until 1969. Jewry Street was two way and all the A34 traffic crossed the A31 traffic at the Jewry Street/High Street/Southgate Street Junction.

In the 1950/60's policemen on point duty struggled to clear this traffic but to no avail, resulting in huge queues on the Andover and St Cross roads, especially on bank holidays. It was not until the 1990's that the A272 was re-routed by signing it around Winchester to Three Maids Hill and on to Stockbridge via Hill Farm Cross and the A30. Modern maps now show no main roads passing through Winchester.

David Marklew

Winter Talks - TrustNews Dec 07

For 2008 there will be a short programme of informal talks at the Heritage Centre, Upper Brook Street. These will be held on alternate Thursday evenings starting at 7.00pm. Just turn up but space is limited so admission is subject to availability. A suggested donation of £2 will be requested for the benefit of the Trust.

For further details please check with the Heritage Centre.

Confirmed dates and talks:

14th	February	Chris Webb	Hockley Viaduct
28th	February	Robin Freeman	`Mr Richard's Academy at Hyde'
13th	March	Phil Yates	The Bevin Boys' Story

The programme will continue after Easter from 27th March with the following talks:

Chris Pile	From Pillar to Post. Town and country letter boxes
Graham Scobie	Medieval life in Winchester (At Discovery Centre, Jewry St)
Robin Freeman	Richard Andrews' Winchester houses
Chris Pile	A stroll around the Godson Map

See March Newsletter for confirmation of dates and talks

Trustees 2007/8- TrustNews Dec 2007

Patron	The Hon Sir Peter Ramsbotham GCMG GCVO DL
President	His Honour Christopher Clarke QC

Trustees 2007/08	
Chairman	Iain Patton
Vice Chairman/Policy Group	Michael Carden MBE AAdip RIBA
Vice Chairman	Robin Merton
Chair Planning Appraisal Group	Shione Carden BA
Chair Policy Group	Patrick Davies
	Patricia Edwards
	Keith Leaman
	Nick McPherson BArch RIBA MA
Newsletter	David Marklew BSc CEng MICE
	Judith Martin MSc
Chairman Policy Group/Planning Appraisal	Antony Proudman MA CEng FBCS
Hon Treasurer	Peter Radcliffe FCA
Publicity	Antony Skinner
	John Stanning BA
	Huw Thomas RIBA
	Alex Trimmer OBE

Christmas Cards - TrustNews Dec 07



The City of Winchester Trust has four different Christmas cards available. This year's new cards were painted by Patricia Spink and Keith Leaman.

Cards are available from the Charity Christmas Card shop in the Courtyard Café at Winchester Guildhall. Open from 10am to 4.30pm Monday to Saturday. Cards are on sale until 16 December.



Christmas Closure - TrustNews Dec 07

The Heritage Centre will be closed from Friday 21st December and will re-open on Monday 7th January for the Christmas/New Year period.

Visit our Website - TrustNews Dec 07

WWW.cityofwinchestertrust.co.uk

Visit our Website to get details of:

- The Trust's comments on the latest Planning applications
- Hot Trust news
- Silverhill
- Awards
- Membership

- Back copies of TrustNews
- Other publications
- The history of the Trust

New Members - TrustNews Dec 07

Welcome to our new members:

Ms E. Waterhouse,
Dr & Mrs Landsman,
T. & S. O'Leary,
Mr Martin Tod,
Mr & Mrs Lipscomb,
Mr & Mrs R J Huggett,

Wanted ! - TrustNews Dec 07

Can you help with any of these activities?
Occasional visits to places of interest
Planning Advisory Group Assistant
Publicity, Membership Coordinator
Occasional displays
at the Heritage Centre
Landscape / Arboricultural advice
Arranging lectures / educational projects
Fundraising

If you would like further information,
please contact :
Chairman - Iain Patton
Secretary - Dr Vicky Feldman
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