Title Picture - TrustNews September 2008



Photograph taken from the Cathedral Tower in about 1902
Picture curtsey Hampshire Record Office. Ref 194M84W/2

Chairman's Miscellany - TrustNews Sep 08

When I wrote for the last TrustNews, the plans for developments at the Cathedral were causing much concern among members though it is perhaps more accurate to say that the lack of information about those plans and the resulting rumours were the cause.

Michael Carden and I attended a lengthy seminar on the subject on 4th June. It was organised for the Dean and Chapter by the Prince's Trust for the Built Environment and conducted by a young and enthusiastic architect called Ben Bolgar, who had been a Chorister in his youth. There were informative presentations by the Receiver-

General, the Director of Music, the Director of Children's Education and on the subjects of the Cathedral's context, landscape and archaeology.

Of course, the greatest concern was the suggestion that the Choir School should be relocated on the site of the Dean Garnier Garden. That was one of the options but it gained little support. The surprise was a new possibility - to build the School against the south wall of the Chancel. Just as controversial as the Dean Garnier Garden of course and the Bishop gave it some support.

I hope that the report of the Seminar's deliberations will be published shortly but even then no decisions will have been made.

I am sorry to report that Hugh Thomas RIBA has resigned from the Council of the Trust. Hugh carries a great workload, as we see from his many buildings in the City and he has contributed much to the Council's work. I hope that he may be persuaded to continue to apply lipstick to some of the "gorillas" we live with.

In a complete change of architectural styles, it was a pleasant surprise to receive, in June, a letter from Professor James Stevens Curl, one time resident of Winchester, an authority on Victorian Architecture and now retired to County Down. A life member of the Trust who must be one of the most distant but nevertheless maintains a keen interest in the City. He is the author of the Oxford Dictionary of Architecture and Landscape and, most recently, "Victorian Architecture: Diversity and Invention" which was warmly reviewed in the journal of the Victorian Society.

Finally, this season of Summer walks has been a great success. A wide range of subjects and enthusiastic speakers have been well supported. Those who have joined the walks will share my appreciation of the considerable preparation needed by speakers. My thanks to them and to Chris Pile who has delivered an excellent programme again, that requires a great deal of work.

Iain Patton

Planning Appraisal Group - TrustNews Sep 08

However gloomy the economic outlook may be, development in Chilbolton Avenue still seems to be the order of the day. Described as a terrace, but looking more like an undistinguished block of flats, two 2-bed and two 4-bed dwellings are proposed on land adjoining **Piper's Field, 67 Chilbolton Avenue**. The Trust objected to the limited internal accommodation and the minimal private amenity space proposed, especially for the larger houses where children might be living, and were concerned that the access would be too close to the busy junction with Stockbridge Road. Another scheme proposes to demolish **Nos 34 and 36 Chilbolton Avenue** to make way for 11 dwellings (six 2-bed, four 4-bed and a 5-bed) and associated parking. The Trust objected to the density proposed (32.35dph), the low Level 1 sustainability, the allocation of 2 parking spaces per unit, and the large area of hard-standing. Also disturbing was that the style and layout indicated it was being built in conjunction with the development on the adjoining site at **Nos 38 and 40** and that further

development on the other boundary with **No 32** was a possibility – an example of piecemeal development along the road, being built in numbers that avoided any contribution to affordable housing. The trust felt permitting this scheme could set a very undesirable precedent for the future of properties further to the south along this side of the road and the character of the area.

The Appeal to demolish **Lang House, 27 Chilbolton Avenue**, for 14 flats has been dismissed, not because of its effect on the road, but for the rather unsatisfactory reason that the Inspector felt the two 3-storey rear projections with flat roofs would appear incongruous with the pitched roof of the main building when seen from the golf course. No doubt the developers will come back with a scheme that gets round this reason for dismissal, and then I fear it could be goodbye to Lang House.

A better decision was made for **17 Bereweeke Road**, where the Appeal to allow the demolition of the house for 12 dwellings has also been dismissed, this time on the grounds that the scheme would be unsympathetic to the spatial and landscape qualities of the surrounding area and would harm its character and appearance. The subsequent scheme for 11 dwellings here has now been refused by WCC.

Other Appeals awaiting decisions against refusals by WCC are the demolition of the **Stanmore Hotel, Stanmore Lane**, and permission to build two dwellings behind the refurbished **Chestnut Mead, Kingsgate Road**. Interestingly, the developers here are also seeking to renew the permission already given to refurbish the house and build a side extension, something we would much prefer. However, we had to object (as we originally did in 1999) to the barren asphalt car parking area in front of the house.

Decisions made on applications mentioned previously include the refusals of a residential development at the **Winchester Laundry, Hyde Abbey Road**, as being too dominant for its surroundings, and at **West Hayes Lodge, Sarum Road**, because the apartment block and the four town houses would seem overbearing, and the amount of parking and large area of hard standing would be out of keeping with the character of the area. The proposal to demolish the **Heart in Hand, 40 Bar End Road** to make way for ten dwellings has been withdrawn.

Another shop front has been proposed for **6B Parchment Street**, this time for a standard ‘traditional’ shop front similar to the adjoining property. The Trust again objected, feeling it was preferable that the present bow-fronted shop front should be retained, for although not original, it made a lively contribution to the street scene. The Planners agreed, and have refused the application.

The developer who partially destroyed 31 Nuns Road is trying to do the same to the neighbouring house, **29 Nuns Road**. The first application was refused, one reason being that it hadn’t been proved the building couldn’t be repaired to extend its useful life. The Structural Engineers Report in the following applications attempted to prove that demolition was needed, saying that ongoing movement was causing recurrent cracks in ceilings and walls, and that sloping floors would be “impractical/uncomfortable for modern living”. Such things are familiar to those living in period houses, who are well aware their homes seem to breathe in and out, so causing cracks, and are happy to put up with some sloping floors. The report was

seen by two architect members, both with considerable knowledge of period houses, who weren't convinced by its contents. The Trust were also very worried by the effect major foundation work of the type proposed could have on the stability of the other half of this semi-detached pair. The Trust objected strongly to this proposal.

Another scheme that looks set for a long discussion period is the proposal to build 14 dwellings on land adjacent to **St John's Croft, Blue Ball Hill**. Although not available to the general public, this open field contributes greatly to the unusually rural character of this part of Winchester. It has, however, been decreed as fit for development by the Local Plan Inspector, provided there was adequate access and the style of architecture reflected that of the neighbourhood. There is considerable local concern about the effect the proposed access would have on parking availability and the character of the road. Although a layout of two terraces seemed acceptable, the Trust felt the large central area of hard-standing for parking was not, and in view of the steep slope of the site suggested that underground parking should be considered. The Trust also felt that at least one dwelling should be omitted from each terrace, so that the larger rear gardens then possible would reduce both the amount of shading from the trees on the eastern boundary and the impact the development would have on the residents of St Martin's Close to the south. The height, mass and ponderous style of design didn't reflect either the architecture or character of the locality, and the Trust felt something simpler would be better, with a more sustainable approach being built into the original design. The Trust objected to the scheme as being over-development of the site. Now watch this space!

Shione Carden

Trust and Climate Change - TrustNews Sep 2008

The Trust is represented on the Steering Group of Winchester Action on Climate Change which is a coalition of organisations and individuals working to encourage others to take action on climate change in Winchester. The Trust is actively considering sustainability and energy efficiency in its own activities. We are now monitoring our own carbon footprint in the Heritage Centre and are including comments on sustainability by the Planning Appraisal group in the Trust's assessment of planning applications.

Everyone has a part to play in tackling climate change. A useful starting point is to measure your individual carbon footprint, and look for some of the simple measures you can take to start lowering it. There is an easy CO2 Calculator on https://www.gov.uk/government/organisations/department-of-energy-climate-change. You can also consider joining Winchester Action on Climate Change as an individual.

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Those of you living in older homes of traditional or period construction may like to visit a new English Heritage interactive website designed specifically to help you understand more about the potential impacts of climate change and ways to save energy in older buildings.
www.historicengland.org.uk/advice/your-home/saving-energy/

Annual General Meeting - TrustNews Sep 08

Annual General Meeting
Monday 15th September, 7.00pm
in the Stripe Lecture Room, at the University of Winchester.

Following the formal business of the AGM we are very fortunate to have John Bucknall as our speaker this year, the 500th anniversary of the birth of Andrea Palladio. John is an architect who has the restoration of a great many historic buildings to his credit; amongst others, working with Rodney Melville on National Trust properties before becoming the architectural advisor to the Landmark Trust where he was responsible for supervising 30 major projects in Britain, Italy and Vermont.

He will introduce his talk by outlining Sir John and Christian Smith's vision for the Landmark Trust and describe their remarkable achievement, illustrating this with a number of Landmarks in this country. He will then describe in detail one of his favourite projects: the Villa Saraceno, placing it in the context of Palladio's work as a whole and giving an insight into what he describes as "Palladio's extraordinary capacity to achieve the noblest architecture from the most modest of materials".

The Trust and major issues affecting the City - TrustNews September 08

Without a publicity officer there is a risk that our activities may not be adequately reported. We therefore thought it might be useful to summarise the Trust's major concerns and what we are doing about them.

Pressure for growth
This is our most worrying concern. Ever since the publication of PPG3, (the government's planning guidelines that fundamentally changed planning policies towards greatly increased densities within urban areas in order to spare the countryside), the Trust has been concerned to mitigate the effects of this on the character of the City. We published a detailed paper on how the new policies should be applied in places like Winchester, which so impressed the Director of the Commission for Architecture and the Built Environment (CABE) that he forwarded it to Mr Prescott (no response). The paper did have some influence locally, however, in

promoting the need for neighbourhood studies and design guidelines, because we emphasised that the government had placed as much importance on good design as on increased density. We made a particular point of the need for dedicated policies to conserve the character and setting of the City as an entity of national importance (rather than just an urban element of the district).

Strategic Planning
The government's plans have subsequently added additional pressure for growth in the suburbs and in the countryside. The Trust made extensive representations on those aspects of the South East Regional Plan (SERP) that affected Winchester, stressing the Plan's description of Winchester as "a tremendous and irreplaceable asset", which it then seemed to ignore. More recently we responded to the City Council's questionnaire on the emerging Local Development Framework (LDF), which is the document required of them, setting out the long term future of the whole district (within the much larger south east region). We were shocked by even greater pressures for growth, with the evident preference shown in the draft for building satellite developments around the outside of the City in response to the government's latest requirement that Winchester be designated as a location for additional growth, it being a 'sustainable centre', which is to say an urban area with a ready-made infrastructure (over-stretched as it may already be).

Conceptual Framework
As with the SERP, the line we are taking on the LDF is that Winchester has to be seen as something very special — the "tremendous and irreplaceable asset" — and that if it is to grow (we would all prefer not, but this is a government matter, beyond our influence), then it should not be done in unrelated, poorly planned, developer-led increments, on haphazardly chosen pieces of land (in the manner of Barton Farm). Rather, any growth should follow an in-depth and expert study of the whole City and its setting that explores every possibility, and puts forward well-considered outline proposals, of which we and future generations might all be proud — a 'conceptual framework', to put it in planning terms. It is our contention that this should be done before any further decisions are taken, that the explorations should include the sites already reserved for possible developments at Barton Farm, Pitt Manor and Worthy Road, and that the selection of the expert consultants should be a matter of the greatest care, taken with the advice of experts.

Design in general
Running through all this we have ever-present concerns about the quality of the design of new developments. Apart from monitoring, and where necessary commenting, on every planning application, we both ask for, and are asked to receive presentations from applicants for new developments and, where possible, we like to see schemes at the sketch design stage when there is more chance of influencing the design. Few of these show any real quality and we are concerned that the planning department is not adequately resourced to cope with design issues, preoccupied as they must be with meeting government targets for all manner of things, from sheer speed to the provision of affordable housing, that have nothing to do with design. In lieu of a design section within the planning department (which we are told cannot be afforded), we are urging the Council to consider engaging an eminent, visiting design consultant to raise the profile and understanding of the

crucial importance of design, and to advise on all design matters, including the selection of expert consultants.

Michael Carden

Trustees 2007/8 - TrustNews Sep 2008

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

Trustees 2007/08	
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Hon Treasurer	Peter Radcliffe FCA
Publicity	Antony Skinner
	John Stanning BA
	Alex Trimmer OBE

TrustNews Editor	Matthew Huntley
TrustNews Printer	ADH Printing, Kingsworthy

New Members - TrustNews Sep 2008

Welcome to our new members:

Mr & Mrs J Cornes (1001)
Mr & Mrs N. Nimmo (1002)
Mr & Mrs Fitzgerald (1003)
Mr & Mrs Rees (1004)
Mr & Mrs R. Mallard (1005)

Mrs E. Wells MBE ARCH FRSA (1006)
Mrs A Fortescue (1007)
Mrs D Hamiduddin (1008)
Mr R Baker (1009)

Events 2008 - TrustNews Sep 2008

The final two summer walks take place in August and September. Walks start at 6.30pm. Please arrive at the start point in good time to allow a prompt start. There is a suggested donation of £2 per person. Non-members welcome.

Thursday 28th August
The Buildings of Thomas Stopher
Meet: The forecourt of the Discovery Centre
Leader: Robin Freeman

Thursday 4th September
Hospital Field Excavation
(Park opposite cemetery, Alresford Rd)
Leader:Simon Roffey University of Winchester

If you miss Simon Roffey's walk then the Winchester University Archaeology Department is holding an open day at the Excavations of St Mary Magdalen Hospital, Alresford Road on Saturday 20th September 10am – 4pm. All are welcome.

Electronic Mail - TrustNews Sep 2008

It would help us to keep you better informed if those with e-mail wouls send us their addressses. The best way to do this is by e-mailing the Trust to:
secretary@cityofwinchestertrust.co.uk
We will not disclose the information to any third party.