Title Picture - TrustNews Jun 11



Barton Farm photo by Michael Carden

Chairman's Miscellany - TrustNews Jun 11

Aware of the risks of repetition, I have turned up my words in the last issue of TrustNews and see that I hoped for measurable signs of spring. It was a very short spring before summer arrived with great heat and almost total lack of rain. What a delight it has been. How much better we all feel in the warmth though the prolonged lack of rain is worrying to gardeners and, on a broader front, to farmers. The sunshine continues as I write but I will not risk any hopes for the future. Sunshine does not lessen the activities of the Trust.

The Barton Farm public enquiry having ended - though the Inspector's report is still some way off - we are now faced with an enquiry into the refusal of permission to build on the Pitt Manor fields. Our opposition to that is equally strong. Over such possible developments hang the yet unknown effects of "localism" on the planning structure. The Policy Group is engaged with these important issues. In April, a group

from the Trust joined a WinACC visit to a small housing development in Andover. It is modelled on the BedZed scheme in South London which we heard about at the last Annual General Meeting. More of that visit elsewhere in this issue and we still hope to arrange a much larger visit to BedZed.

In the same month, through the generosity of the Headmaster, we again entertained new members in the pleasant surroundings of Winchester College Music School. Some fifty were able to attend and some of those had the added benefit of a guided tour of War Cloister, led by David Fellowes, Director of the Winchester College Society. Those who took the tour were reminded, in that peaceful place, of the huge sacrifices of two World Wars and subsequent conflicts. The event enabled new members to meet Trustees and many present offered help in Trust activities.

On a domestic note, it is a great pleasure that one of our Trustees, Barry Lipscomb, has been elected Mayor of Winchester. I wish him a successful year.

Finally, one of our members, Judith Rich, has generously offered to become Membership Secretary. This will be a tremendous help to our administration. Those who are members of the Winchester branch of the National Trust will know how effective Judith is. A great gain to us. I look forward to meeting you on forthcoming Trust walks and at the Annual General Meeting in September.

Iain Patton

Planning Appraisal Group - TrustNews Jun 11

Telecommunications has Winchester under siege! Although WCC has raised objections to all but one of the broadband cabinets reported in the last TrustNews, a further five broadband cabinets have now been proposed, together with five tall Vodafone/ TelefOnica 02 street poles.

March brought this crop of poles: at the junctions of **Stoke & Worthy Roads, Winnall Manor & Alresford Roads, Stoney Lane & Stockbridge Road, Bereweeke & Andover Roads, and Badger Farm & Romsey Roads**. These ranged in height from 12.4m (41ft) to 15m (49ft), each with its associated electronic cabinet, some of which were much the same size as the broadband cabinets; it is interesting and somewhat alarming to see that 49ft is given as the height of a 4-storey building in the plans of a recent housing development! All have now been withdrawn with the advice that consultation should be sought before presenting their next proposals, something that it seems the applicants were not prepared to pay for the first time around.

April brought the second round of broadband cabinet schemes, all of which again seem to have been sited without any thought of their surroundings, apart from one in **Swan Lane**, near the junction with City Road. We objected to all the rest: in **Sussex Street**, where it is proposed the cabinet should sit in solitary glory in front of the grass slope opposite the tall HCC building (why couldn't it be sited next to that?); in **Edgar Road**, right in front of a newly permitted residential development that would

be built close to the back of the pavement; at the St Cross Road end of **Barnes Close** and in **St Cross Road** near the pedestrian crossing, in both cases it being proposed that they should plumped down in isolation without any thought given to their possible siting in association with other previously installed equipment. This is especially important in **St Cross Road**, where as well as the pedestrian crossing signs this stretch of road already has two other cabinets, a bus shelter, and a street wheelie bin. The panels looking at these applications very much wonder why, when the personal equipment we use becomes ever smaller, the supporting equipment seems to be getting larger and larger.

Decisions have been made on a number of outstanding application, including permissions to demolish **Lang House, 27 Chilbolton Avenue**, for two apartment blocks, the demolition of **45 & 47 Chilbolton Avenue** for 14 dwellings, the construction of 5 blocks of student accommodation behind the **Royal Hampshire Hospital, Romsey Road**, and the development of offices and 14 dwellings on the site of the **Winchester Laundry, Gordon Road**. Permission has also been given for the proposed new shop front at **Stanmore News, 86A Cromwell Road**, and the signs (too many we thought) at **Peninsula Barracks, Romsey Road**.

Decisions are still awaited for the installation of air conditioning units at **North Block, Peninsula Barracks**, the development of 12 dwellings in place of **Park House, 21 Park Road**, and the offices and 11 flats above **Staple Chambers, Staple Gardens**.

There have been a number of appeals against decisions made by the Local Planning Authority. The most important of these is the Public Inquiry in July against the refusal of development at **Pitt Manor, Romsey Road**, where it is proposed there should be 200 dwellings and Park&Ride for 230 cars. The Trust strongly objected to this proposal, and will therefore be participating in the procedure.

The category of 'householder applications', aimed at speeding up the planning process, was introduced by central government some time ago, and a consequence of this is that any appeals made under this procedure now rely solely on the comments made on the original planning application. The Trust was therefore unable to add any further comment when appeals were made against the refusals of the dormers, front bays and extension proposed for **12 Elm Road**, or the 2-storey rear extension at **6 Ranelagh Road**.

We were, however, able to support WCC when appeals by Written Representation were made against the refusals of two applications, both made retrospectively after the work had been completed because it was claimed the work was so urgent that it could not wait for planning permission. The first related to a very insensitive new shop front and utilitarian ramp for disabled access in front of **19 City Road**, installed without permission in a Conservation Area, which has recently been dismissed by the Inspector because he agreed with the planners and the Trust that the social needs of the ramp did not outweigh its unacceptable design and the use of inappropriate materials for the shop front. The second scheme is less visible to the general public but has been installed without permission within the curtilage of a Listed Building, **22/23 Kingsgate Road**, where a close-boarded fence has been placed 8m or so away from the ground floor windows of these sizeable family

houses, something we felt would be detrimental to both the setting and amenities of the residents of this listed property.

We also supported WCC when an appeal was made against their refusal to allow two 2-bedroom dwellings and two 3-bedroom chalet dwellings on land at the rear of **5-11 Kynegils Road**, a scheme that had been presented virtually unchanged for a fourth time, with the claim that a density of over 40 dwellings per hectare was appropriate for the surrounding area. We felt this would be more suited to a city centre than a suburban site in this position and urged that the appeal should be dismissed.

There seems to have been a wind change in the Permitted Development category, if the applications our panels see are anything to go by. In the past there were very few applications seeking Certificates of Lawfulness, usually for roof alterations often misleadingly described as 'dormers'. Now, this type of application seems to have been extended to 2-storey extensions, extensions to existing gables and loft conversions involving as many as four dormers. All are apparently legal and the planning officers have no way of refusing this type of application if it is not in a Conservation Area, and it is worrying that this laissez-faire planning legislation could be very damaging to suburban areas of the city that do not have the protection of being in one of Winchester's Conservation Areas.

To end on an upbeat note, the Trust is very glad that the Hampshire Chronicle is publishing the weekly lists of planning applications, something that has been very much needed since WCC stopped advertising their lists. It would, however, be even more welcome if case numbers could also be provided, since this would make it easier for members of the general public to identify and find the plans of the applications they want to see, either at the Planning Office or on WCC's website.

Shione Carden

From Place to Place, 4th July 2011 - TrustNews Jun 11

The Trust has been very lucky to obtain permission to visit two fine houses which are not normally open to the general public; both are listed grade one. The day will start with coffee at 10:30 at New Place, Shedfield, built by Sir Edwin Lutyens in 1906. It was named after Shakespeare's house in Stratford, the owner, Mrs A S Franklyn, being related to Shakespeare's mother, Mary Arden. Mrs Franklyn wanted a building fit to house the magnificent Jacobean staircase and 'Bristol Room' brought from the home of a former lord mayor of the city built to show off his wealth, but which had by then had fallen on hard times. We are delighted to have Mr James Airy ARIBA of the Lutyens Trust to lead the visit. We have decided to make a day of it and have a three-course lunch in the marvellous dining room of New Place. A cash bar will be available.

After lunch we will drive to Grove Place, Nursling, an Elizabethan House with Tudor plaster ceilings, oak panelling and fireplaces. Like New Place, it is in brick and one can imagine it as a small country version of part of St James' Palace. There is a

unique wooden spiral staircase in one of the towers which we will be able to see. Mr Peter Otway, chairman of the Grove Place Residents' Association, will give us a talk on the history of Grove Place, and Mr Airy will take us round the house and garden. We will finish with tea and cakes at 16:30 provided gratis by Grove Place village.

Please would Trust members note that we will be guests at both houses; neither is charging us for admission. New Place is a De Vere venue. We shall have access to the public rooms; access to conference rooms will depend on what other events are taking place. Grove Place is a retirement village; we shall visit the Tudor mansion and the gardens as guests of the residents. Transport will be in our own cars.

Tickets are £22.50 each to include the three-course lunch at New Place. Numbers are limited to 25. Please use the Application Form to request tickets, and include a cheque and a stamped addressed envelope. Requests should be sent to The Secretary, City of Winchester Trust, The Heritage Centre, 32 Upper Brook Street, Winchester, S023 8DG, and must be received by 24th June 2011. Directions will be sent to members with their tickets.

Antony Proudman

Annual Subscriptions - TrustNews Jun 11

The Trust subscription year begins on 1st May and already the flood of standing orders has started into our account. However, some members do not use that means which may cause work in chasing up. Two changes would help the Trust, in administration and financially.

1. Please consider using a Standing Order. It saves a great deal of administration time and the Trust's new Membership Secretary will be encouraging all members to move over to this way of paying.
2. Secondly, to give with Gift Aid. This allows us to reclaim tax from the Revenue to the extent of 22% in each £. Each year we gain about £800 by that means. It could be more if more people sign a Trust Gift Aid declaration.

If you don't use these means and would like to do so, please leave a message at 01962 851664 or by e-mail on secretary@cityofwinchestertrust.co.uk. We will send you the forms and a stamped, addressed envelope.

Andover's answer to BedZed - TrustNews Jun 11

On 15th April a group of Trust council members joined Kate Macintosh from WinACC (Winchester Action on Climate Change) to see what Testway Housing Association had made of Bill Dunster's remarkable work, most famously seen at BedZed in the London borough of Sutton. There, commissioned by BioRegional and the Peabody Trust, pioneers of housing in London for some 150 years, Bill Dunster produced a controversial roofscape that managed both to save many tons of hot air of the CO2

variety and to generate a great deal of a different kind. Opinions remain sharply divided, but there is no doubting the success of the scheme with those who live there, and its inspirational nature for those seeking to build sustainably for future generations.

It has to be said that the Andover scheme is visually a tamer affair. Completed in 2004, it consists of five houses and twelve flats, the flats social rented, the houses shared ownership. It was designed before the government's mandatory Code Levels decreeing energy use but, with the addition of further photovoltaic cells and rainwater harvesting, it would equate to the highest Code Level 6, zero energy. Andover Council rejected plans to install wind turbines.



BedZed roof photo by Bill Dunster

We were able to see round a flat and a house, shown by their very enthusiastic occupiers.

The keys to sustainable design are insulation and heating method. The buildings have a load-bearing inner skin of 150mm blockwork, 300mm of cavity insulation (type unspecified), and an outer skin of either brickwork or cedar boarding. This helps the dwellings to stay warm in winter and cool in summer. Heating is partly from solar collectors on the south-facing roofs, and partly from an enormous and highly sophisticated communal boiler that uses locally-sourced wood pellets. Each home has what we took to be a generous storage cupboard in the hall (storage otherwise being in short supply, as at BedZed) but which in fact houses a massively well-insulated hot-water storage tank. The flats have only two radiators each but were comfortable even through the last very hard winter.

There are cowls on the roof to control heat, but they are grey and business-like, not like childrens' windmills as at BedZed. There is a sedum roof, but only over a porch. Each home has a triple-glazed south-facing sunspace which acts as a heat sink. The ground floor flats then have a sun-deck, with a handsome view over green hills.

Artists Way scores well for location. It is on the northern edge of Andover, a reasonable walk from the centre of town but within a few minutes of the station. Bus services are apparently good. Parking provision seemed to be rather higher than for recent developments in central Winchester, and there was no evidence of the plug-in points for electric cars that BedZed has. The Andover scheme is too small to expect the car-share schemes or allotments of BedZed.



South face of flats photo by Kate Macintosh



North elevation of houses photo by Michael Carden

Peabody famously and shamefully had their knuckles rapped by the Audit Commission for concentrating on cutting-edge design with BedZed at the expense of its historic blocks. Bill Dunster was disheartened at the way his designs were ultimately treated. So it would be unfair to be too critical of the appearance of this scheme. But the roads that make up Artists Way are named after individuals - Hepworth, Moore, Hockney, Sutherland - Who had no qualms about frightening the horses. The technical nuts and bolts work well in Andover but the aesthetics are less inspiring. A little more bravery and the heart could sing.

Judith Martin

(Opinions are the author's own, and do not necessarily reflect those of CWT or WinACC.)

Blueprint Briefing - Interim update, May 2011 - TrustNews June 11

Last year the present government introduced the concept of 'Localism' with the intention that decisions concerning the extent and location of development should be taken locally rather than directed by central government via 'Regional Spatial Strategies', and this change is expected to become law before the end of the year. In the intervening period local government was required to re-consult the public on their draft 'Core Strategy' of the new 'Local Plan' for the District which is required of them. With very little time in which to do this, the City Council devised a clever consultation process that they called 'Blueprint'. This invited all the parish councils and (for unparished Winchester) various representative organisations such as the Trust to respond to how they would like to see local strategy written.

Following the combined formal Response by CWT, WinACC & WACA, there have been follow-up meetings when innumerable issues have been discussed between ourselves and with both officers and councillors, but it seems to us that all issues are secondary to the single issue of whether when and how the population of Winchester Town should be increased. This does not mean that the other issues are any less important but that their solutions can follow, or are dependent on, a decision about this fundamental and very contentious question of growth.

We might wish it otherwise, but there is no point at this stage in discussing the factors affecting growth that could only be altered by central government legislation. These include the present lack of any protected status for this unique cathedral city and its setting, and the way in which 'affordable' housing can only be acquired on the back of market-value housing, so that 40 houses for those who need them require the planners to first permit 60 for those who merely want them. We must all (our City Council included) press the government to find another way, but even if this were ever to happen, the planners cannot wait. The adoption of a new Core Strategy is urgent if Winchester is not to suffer ad hoc development, and the deadline is the end of this year.

Similarly, there is no point in discussing what might have been; we must go on from where we are now. So here are some questions that face us, and our current answers.

Does Winchester Town need more affordable housing?

On the basis of the available evidence it certainly does, and is falling ever shorter in satisfying the forecast need year by year. Barton Farm, if allowed by the Inspector/ Minister, would solve the problem for a while, but unless things change, not for very long. If Barton Farm is not allowed, the need will become increasingly acute.

Is there an alternative to enlarging the population of the town?

Now that we have Localism no other settlement can be obliged to take Winchester's overspill as might have been the case with top-down planning. And, of course, Winchester cannot be obliged to absorb anyone else's need, although, as we have seen, we are to some extent forced by the national affordable-housing policy to absorb other people's desire to live here.

How great is the housing need?

We believe that, although very considerable, housing need may be over-stated for various reasons and we are asking the Local Authority to re-assess need by category before committing to the present figures.

What options are there for accommodating housing need?

When the presently suspended Core Strategy was first put out to consultation, only two options were offered: confine growth within the present urban boundary, or accept a step-change that necessitated greenfield development around the urban periphery. The choice seemed to be to cram the City to its detriment, or encroach on the setting. A third option appeared to be emerging: to increase the density of the City to the maximum acceptable extent with a lesser degree of peripheral development. If it can be well-managed and well-designed, this is still our preferred option.

Is there any other option?

Theoretically yes, it might be possible to set a limit to growth at some level. But we are told this would result in a privileged, ageing population, and a dying city. This might not necessarily have to be so; indeed, unless it is accepted that over the course of time Winchester will spread to join the neighbouring villages, some such policy will have to be adopted. So why not face up to it now? Not everyone who would like to live in any particular place may do so; this is why green belt and other landscape protection policies have been adopted nationally. We do not believe this fourth option can be applied right now, but we do believe there must be a limit to the growth of the City. So we shall ask that the Core Strategy should include provision for a limitation policy.

What conditions should be applied to growth in the revised Core Strategy?

We are asking that the following be done first:

- Reassess housing need (as opposed to want) in an order of priority;
- Investigate climate change impacts for all options;
- Assess the impact on historic character and setting for all options based on the Winchester and its Setting report;
- Investigate the relationship between economic growth and related inward migration;
- Progress the review of the Vision for Winchester with the Town Forum.

And we are asking that the following are included in core strategy policies:

- Filling empty properties;
- Building new housing as a first priority within the existing settlements, incorporating transport improvements and good access to schools, shops and employment, using public transport, cycling and/or walking;
- High density infill wherever possible without destruction of desirable neighbourhood characteristics;
- Building on inner city car parks and other potentially redundant sites;
- Greenfield site allocation to be the subject of a conceptual framework or neighbourhood plan;
- Restricting new multi-dwelling development to high-density terrace/semi-detached housing and flats;
- Incorporation of a good design requirement;
- A policy for an eventual limit to growth.

We shall report to you again when we have the City Council's reaction.

Michael Carden

Summer Evening Walks 2011 - TrustNews Jun 11

This edition of Trust News includes the complete programme of the Summer Walks. There are a variety of subjects, both historical and contemporary, so I hope there will be something of interest for all in the selection we have arranged.

As always we rely heavily on members and friends of the Trust and I am grateful for the suggestions and recommendations for guides and subjects. Some we have been able to include this year but, where this has not been possible, we will try and accommodate them in the future.

The Trust Council has thought about the numbers we can comfortably and safely manage. It is clear that on some occasions the popularity of the subject has meant we have exceeded what is a sensible number. We have had comments about this from both guides and those attending.

We have in previous years encouraged those planning to attend a walk to book early by contacting the Trust in advance at the Heritage Centre. We would like to repeat

this request for 2011. You can do this by telephone (W:851664) or by email (secretary@cityofwinchestertrust.co.uk) no later than 9.30am the day before a walk. Please include your contact details. This will help us to gauge the popularity of each walk and decide whether we have to limit numbers. Priority will be given to those booking in advance and we have indicated in the programme walks where, on past experience, this is particularly advised.

We will keep these arrangements under review and are open to any comments made by our members.

As always, non-members are very welcome. Meet at 6.20pm for a 6.30pm start. suggested donation £2 to the Trust.

John Beveridge

Organisation - TrustNews Jun 11

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Trust Visit - TrustNews Jun 11

The stained glass windows of Winchester Cathedral and the Church of St Michael and All Angels, Lyndhurst

Our Winchester Trust outing commenced in the Cathedral, divided into three groups, each with a guide. Although the Cathedral had much of its medieval stained glass destroyed during the Commonwealth period, we were shown a wealth of fascinating fragments from the 14th and 15th centuries which survived the destruction by Cromwell's armies. Many of the stained glass windows are from the 19th and 20th centuries and we were given a fascinating explanation of the ways in which both glass techniques and subject matter evolved from just before the Pre-Raphaelites until shortly after. The guides, led by Mary Calle kept us enthralled for two hours, not only explaining the subject matter but also the research that had gone into the understanding of this great art of conveying stories to the observer.

We then adjourned to the Leamans' garden on a beautiful spring day for a sandwich and strawberry lunch, before going on to the afternoon session in the church of St.Michael and all Angels in Lyndhurst. Our afternoon talk was led by Michael Morris, a Winchester Trust member who now resides in Exeter and is an authority on the Victorian period. St Michael's we were informed is considered to be within the top ten finest Victorian churches in the country. The architect, William White, was an eccentric but on occasions developed brilliantly designed buildings. He was too individualistic to fit comfortably into any of the then current architectural/artistic movements but nonetheless was recognised by contemporary architects and artists as being one of the most innovative designers of this period.

The outside of the building on first sight appears simple without being fussy. A closer examination, however, reveals many ingenious ideas which cleverly resolved detail problems. The inside is amazing with celebrated craftsmen being used to achieve extraordinary effects with brickwork, joinery, and stonework detailing. As icing on the cake the church contains stained glass windows by Burne-Jones from the Morris workshop and some later glass by Charles Kempe.

The afternoon visit linked us back to the stained glass in the Cathedral by some of the same artist craftsmen. A truly memorable day and all our thanks go to the Cathedral team led so ably by Mary Calle and her two guides for such a comprehensive introduction to the glass, and to Michael Morris who introduced us to William White and the remarkable Lyndhurst Church.

Keith Leaman

King James Bible Exhibition at Winchester College - TrustNews Jun 11

We are hoping to arrange a visit for a group of Trust members to this exhibition some time between 5th and 25th September. Several Wykehamists were involved in the translation of the King James Bible and the exhibition will draw on the resources of the Fellows' library at Winchester College.

We will include the date and time of the visit in the September TrustNews and also e-mail the membership with this information.

Brass in the Garden - TrustNews Jun 11

This year's Mayor's fundraising gets off to a rousing start as Denmead Brass Band performs in the delightful grounds of Weir House, Alresford (by kind permission of Mr George Hollingbery MP and Mrs Janette Hollingbery) Gates Open at 2.45pm.

Tea, coffee and home-made cakes will be available.

Date/Time	Sat 18 June 2011 3:00 PM - 5:00 PM
Venue:	Weir House, Old Alresford, Alresford S024 9DG
Information	Janet Read 023 9225 7565 readm@btinternet.com
Availability	Tickets are available from Winchester Tourist Office http://www.visitwinchester.co.uk/ 01962 840500 or from the organiser Janet Read 023 9225 7565
Pricing details:	Tickets in advance: £5 per adult, £12 per family (two adults and two children) Tickets on the day £6 per adult, £14 per family

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From Place to Place Application Form - TrustNews Jun 11

From:

Name.....

Address.....

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Phone.....

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Please may I have ..... tickets for the Trust visit to New Place, Shedfield and Grove Place, Nursling, on Monday, 4th July, 2011. Tickets are £22.50 each to include lunch at New Place.

I enclose a stamped addressed envelope, and a cheque payable to the "City of Winchester Trust" for £.....

Please send your request for tickets to:
The Secretary, City of Winchester Trust, 32 Upper Brook Street, Winchester, S023 8DG to arrive by Friday, 24th June at the latest.

Please note: numbers are limited to 25, so please book early to avoid disappointment.