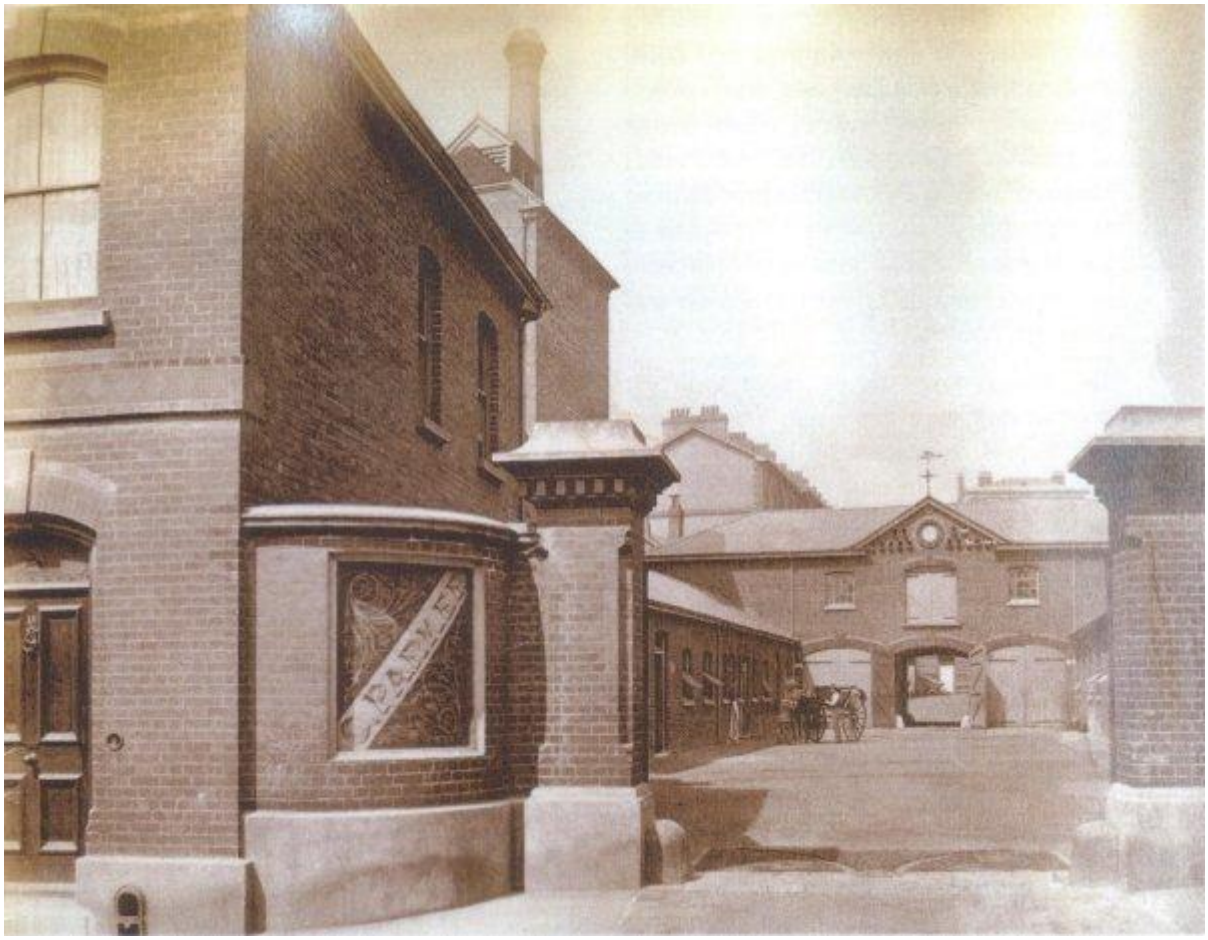
Title Picture - TrustNews Mar 12



The Garrison Mews photographed in the 1890s

Members will be aware that the Peugeot garage in Southgate Street has closed and the future of the site is uncertain. This was the location of the Garrison Mews, built in the mid-1860s for John Tubb, a horse-dealer, as livery stables of which the coach-house with hayloft and pigeon-loft survive largely intact. The photograph from the 1890s, reproduced on the front page of this TrustNews, shows the Mews at that time with the chimney of St James' Brewery in the background. In about 1922 Will Short moved his Motor Works here from Parchment Street and the premises remained as a garage for 90 years. The Trust will make every effort to ensure that that this historic building is preserved.

Chairman's Miscellany - TrustNews Mar 12

2012 opened with the news that the Kilham Lane/Pitt Manor planning application for 200 dwellings had been won at appeal. This means that when built the development will become a prominent visual intrusion onto one of the distinctive green routes into Winchester. On a positive note one could imagine that a well designed, imaginatively landscaped development could make a positive contribution to Winchester. However judging by the proposals seen so far, this appears unlikely, for it just seems to be

another suburban, lack-lustre approach, which we can see in most towns up and down the country.

The Barton Farm development took yet another new twist this week. The Minister, Eric Pickles, has admitted that his recent appeal decision to refer the decision back to the City Council was unsound. He has confirmed he will reconsider the outcome. In the mean time the Trust will continue discussions with the developer and the council because we are determined to ensure that, if the development does go ahead, it is designed to the highest possible standards.

As no doubt many of you will be aware, the Trust recently published a booklet `Winchester and its Setting'. Looking at our comments concerning the Pitt landscape, it is disappointing that we were unable to present a copy of the report to the Inspector during the hearing. Unfortunately the booklet was published after the event - who knows, it might have made a difference! Another housing development which will be viewed with interest is taking place on the Southgate Garage site just south of the cinema. It is a prominent site and there is obviously the potential for a strong urban design which could give an interesting contribution to this central area of Winchester.

His Honour Judge Christopher Clark has recently been posted away from Winchester and therefore is unable to continue as an active President of the Trust. He has kindly offered to stay on as President until we can find another willing candidate to fill this important post. We will greatly miss him; together with his wife he has been most supportive, as well as contributing a great deal to our endeavours.

Iain Patton has been working hard to put together an interesting programme of events this year, with visits to Guildford, Malvern, and Portsmouth. It would be marvellous if his efforts were rewarded by a 'full house'. The same applies to John Beveridge who has organised some interesting talks and walks, no doubt a little provocative, a touch inspiring and very informative.

Keith Leaman

Planning Appraisal Group - TrustNews Mar 12

To some extent appeal decisions are a matter of luck, because so much depends on the opinion of each individual Inspector. As everyone probably already knows, the Inspector at the Public Inquiry into the **200 dwellings at Pitt Manor** allowed the appeal because he didn't agree that the problems envisaged by the Planning Department and local residents would occur. Would that he had been as thoughtful as the Inspector of the Informal Hearing about the demolition of **Park House, 21 Park Road,** for 12 dwellings. He agreed that the existing house was a good example of the type of Edwardian building that was once more common in Winchester and that this increased its heritage significance, especially as there were no other similar properties in the locality. Having seen the interior of the house he wasn't convinced it would cost as much to refurbish as was claimed, and dismissed the appeal because he felt that it hadn't been shown that a more sympathetic scheme that retained the

original house could not be built in the extensive grounds. Perhaps forearmed with advanced knowledge of this decision, Banner Homes' second application for 10 dwellings has been refused by WCC.

Winchester has had quite a number of appeals by Written Representation over the past three months, and we have written in support of WCC for three of them. These were **37 Woodfield Drive**, where we felt the proposal to build a 2-storey semi-detached pair of 2-bedroom flats was overdevelopment of the site; **5 Chatham Road**, where we felt that a 2-storey extension for a 2-bed dwelling in a row of identical houses would be detrimental to the rhythm of the street scene; and the **New Queen's Head, Stanmore Lane**, for which there was a joint appeal for the two schemes (a convenience store and a child care nursery, and 14 dwellings) it is proposed should replace the pub after its demolition. Because we hadn't objected to the original applications, we didn't write letters for two other appeals relating to the **Snooker Centre, 8 St Cross Road** and **West Hayes Lodge, Sarum Road**. There is also another category of appeal, Written Representation (Householder), for which we cannot write letters because only the comments made on the original application are considered, and nothing further is allowed to be sent in.

The proposal to replace the present **Ambulance Station, 37 Queen's Road**, with 14 dwellings has been granted.

Apart from one development, most of the applications seen since last November have been for relatively small domestic external and internal alterations, shop fascia and projecting signs, and changes of use for a property. The exception is the proposal to replace the **Fire Station, North Walls**, with a major residential development consisting of 17 two-bedroom and 30 one-bedroom flats, 19 of which would be affordable with the remaining 28 being for the open market. Following a presentation of the scheme made after the application had been registered with the Planning Department, the Trust objected, considering that the design of the building would not make a beneficial contribution to this important location within the Conservation Area, and that its size and height would constitute overdevelopment of the site. It was also felt that the supposed amenity land at the rear, said to be for the residents to use, was inadequate because the only available open area was the minimally landscaped car park. Inadequate storage space and the fact that no mention at all was made about the level of sustainability proposed for the scheme were other reasons for our objection.

Where possible the Trust prefers to have pre-application presentations, when we might still be able to have an influence on the scheme. We have had a number of these, ranging in size from an interesting one-off, energy-efficient PassivHaus to the residential development behind **110-112 Cromwell Road**, plus a tour round the Theatre Royal to be shown the alterations it is proposed will be made during the next phase of improvements.

Shione Carden

Sixty Trees for the Diamond Jubilee - TrustNews Mar 12

Members of the Trust are already very aware of the importance of trees and permanent planting in the cityscape. Winchester's setting in a valley provides us both with views of trees on the rural edge, St Giles Hill for example, and trees in the city itself. Last summer a very enjoyable walk was led by Ivan Gurdler looking at the trees which are the responsibility of WCC; learning the history of their planting and some of the difficulties and diseases which can beset them and endanger their survival.

The Landscape Group is already engaged in maintaining existing plantings by updating the Tree Survey and monitoring applications to fell or prune trees within the city. But, looking to the future we would like to propose a project to plant sixty trees to mark the Queen's Diamond Jubilee. This will both mark the occasion and leave a wonderful legacy for future generations.

Following on from last year's most successful Heart of the City campaign we thought it would be fun, and get everyone looking and thinking about trees by holding another competition and asking members of the Trust to:

1. Identify their favourite tree, or group of trees
2. Suggest a possible site for a new planting
3. Suggest the tree or trees they would like to see planted.

Naturally the Trust will be working closely with both WCC and HCC and there will be sites where it is just not possible to plant for a variety of reasons, but we will look carefully at all suggestions and keep members informed.

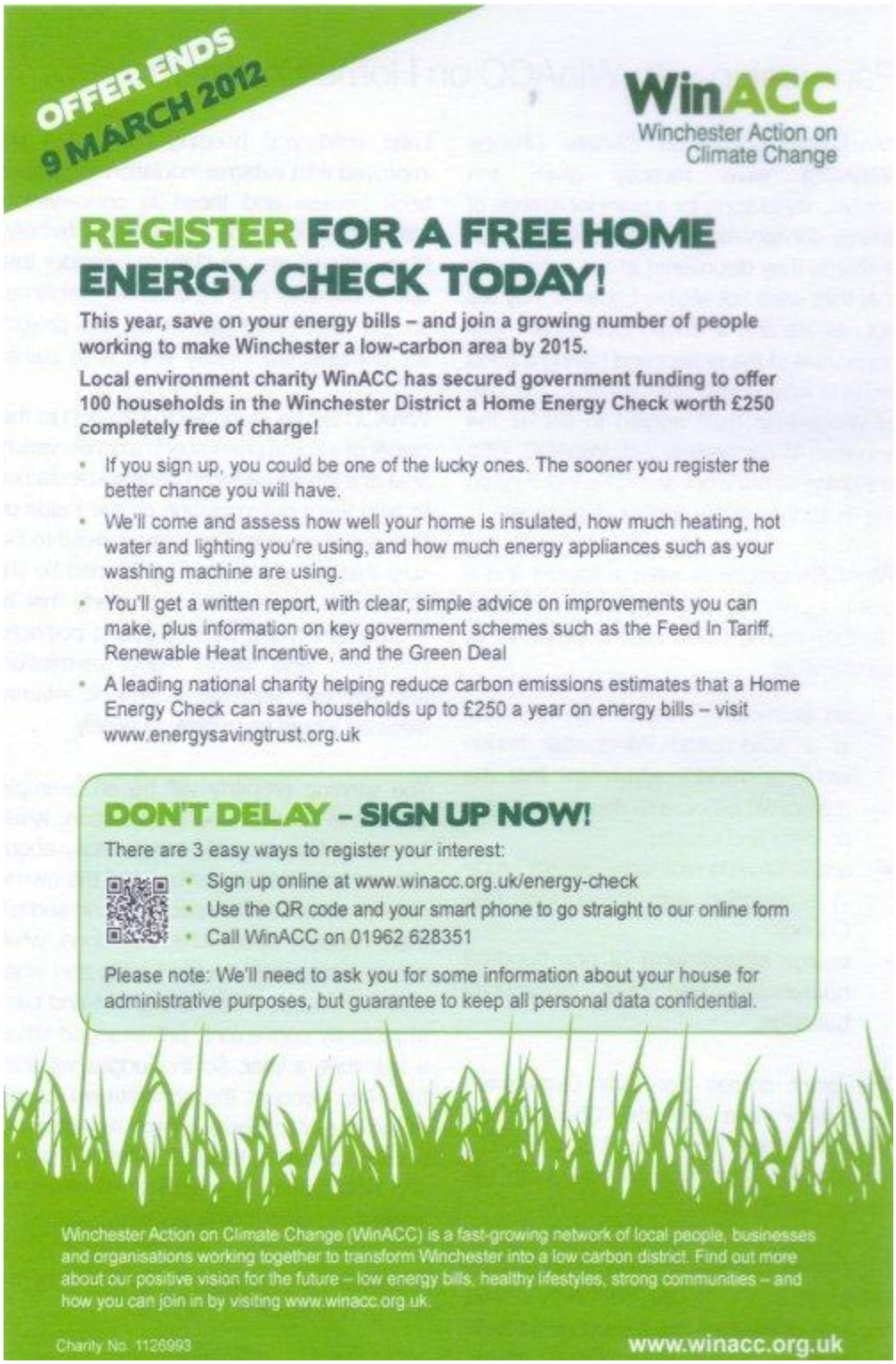
To enter the Favourite Tree Competition please either email or ring the Trust and leave your 3 suggestions by 13th April.

Georgian Architecture in the British Isles 1714 - 1830 - TrustNews Mar 12

Trust life member Professor James Stevens Curl has published a number of books which will be of interest to members. His "Georgian Architecture in the British Isles 1714 — 1830", hailed by the Georgian Group as the 'best book available on its subject', has recently been republished in a fully revised edition which received an excellent review by Marcus Binney in The Times.

Further details and information on where to buy his books can be found at http:// wwvv.jamesstevenscurl.com or from the Trust Secretary.

Partnership with WinACC on Home Energy Project - TrustNews Mar 12



Winchester Action on Climate Change (WinACC) were recently given the opportunity to apply for a grant for a range of energy conservation projects but, although a charity, they discovered at the last minute that they were not eligible because they are not, as we are, a limited Company. Very supportive of the project and having a good working relationship with WinACC the City of Winchester Trust agreed to act as the applicant in partnership with WinACC, who are doing all the work and have indemnified the Trust against any liability for the cost.

WinACC's proposals were accepted and a grant of £74,000 has been offered for three carefully planned and costed projects, to commission:

- An example of internal wall insulation in a solid-walled Winchester house with the owner's agreement that the project will be used to demonstrate the process and results;
- A district-wide renewable energy study in association with Winchester City Council;
- Energy assessments of one hundred households and five community buildings.

The grant comes from the Department of Energy and Climate Change and is administered by the Local Energy Assessment Fund in association with the Energy Saving Trust.

The City of Winchester Trust is particularly interested in the house insulation project because of the heat lost through solid walls in so much of our older housing stock.

Later solid wall housing may often be improved with external insulation, but listed brick houses and those in conservation areas can only be insulated internally. Many owners are reluctant to consider this option because of the perceived problems, so the experience gained by this project will demonstrate exactly what is at stake.

WinACC will be giving up to £10,000 to the owner of a home preferably in a conservation area or a listed building in Winchester district to help them put insulation on the inside of their external walls. The judges need to be sure that the works can be finished by 31 March. So anyone with a property that is already empty will be in a strong position. Someone who would need permission (for example, because of historic internal features) would be unlikely to qualify.

The winning property will be an example of how to do this type of insulation. It will feature in a case study and publicity about internal solid wall insulation, and the owner must promise to show people round and tell them honestly about what was done, what it cost, how much trouble it was, and what difference it has made to comfort and bills, at mutually convenient, pre-arranged times a few days a year. So the judges will also take into account the commitment of the home-owner to home energy reduction as a contribution to tackling climate change, and how useful the property will be as an example to other home-owners.

Details of how to apply for your free home energy check appear overleaf.

The future of Bushfield Down - TrustNews Mar 12



View of Bushfield Down

The Trust Policy Group has been working on behalf of the Trust to challenge the Council's latest proposal to define Bushfield Camp as an "Opportunity Site" in its new plan. The site is in a sensitive location, forming part of the Winchester/Compton Street Local Gap, immediately adjoining the South Downs National Park. The Council is still promoting this area for possible business or institutional use although there is no longer any specific reference to a "Knowledge Park".

We were surprised when the Council proposed at the end of the Blueprint exercise to put forward this novel concept of an "Opportunity Site" for Bushfield, and then include it in this new plan as one of only three positive policies for Winchester Town. We are still not aware of any proper definition of the term "Opportunity Site" in the planning process and consider that firm policies promoted in a Local Plan should be clear and capable of being delivered.

The most recent advice to the Council from its own consultants effectively ruled out use as a "knowledge park" at this site on economic grounds. It is therefore a puzzle to us that the City should now seek to resurrect development ambitions for Bushfield Down with an open invitation to developers for this "opportunity site".

Representations have to be made to the Council before 12 March and we will argue that this new policy proposed for Bushfield should be rejected by the Independent Inspector who will examine the Council's proposals in the summer. We can find no evidence at all put forward by the Council to justify this new policy and there was certainly no public consultation to test this concept of an "opportunity site" during the recent Blueprint exercise.

We will be reminding the Council that this green hillside to the south of Winchester, looking over the Itchen Valley and part of the strategic gap, is key to the setting that makes Winchester unique amongst cathedral cities. From St Catherine's Hill, the very finest of vantage points and a 'gateway' to the National Park, it is still possible to see St Cross Hospital as it would have been seen nearly 900 years ago, backed by the unspoilt hillside of Bushfield Down. The use of the old camp-site was abandoned nearly half a century ago. In our view there can be no justification for replacing the rusting skeletons of two sheds with a rash of new buildings on the site. These would be certain to be visible from across the valley as indeed is even the surface of the old parade ground.

The Council's full Local Plan is now available on the Council's website. The proposals for Bushfield are on pages 41-44 of the plan.

It is of course open to any member of the public who shares our concerns about Bushfield to respond individually to the present consultation exercise before the closing date of **Monday 12 March.**

Patrick Davies Chair, Policy Group

Winchester and its Setting - TrustNews Mar 12

"Of all the cities in England, Winchester has managed to sit particularly comfortably in its landscape. The settlement shelters in a valley bowl where the waters of the River Itchen collect. The web of streams and channels and their inherent defences helped Alfred the Great to choose the town as his capital, but the Norman shift to London allowed Winchester to sleep on as a provincial city.

Today you can still walk from the Iron Age fort in the open downland across the medieval water meadows, through the King's Gate in the city walls and the Priory Gate to the Cathedral Close and reach the Buttercross in the centre of the city without passing a petrol station, a Tesco or a B&Q. What is more, when you look back from the Buttercross, you can still see the open hillsides that surround the city and when you approach from a distance the towers of the Cathedral, the Guildhall, the Prison and the College chapel stand out as the principal buildings. Tess of the d'Urberville's hanging tower is the first glimpse of the city from miles awayTown and countryside remain united."

... Quote by Kim Wilkie, Landscape Architect

Winchester's unique setting in its landscape is so important that The City of Winchester Trust and the Hampshire Gardens Trust have worked together to produce a high quality illustrated booklet "Winchester and Its Setting.

The booklet highlights the importance of the protected areas around Winchester in maintaining the valued setting of the City when viewed both from within and without. It also highlights where the character of the City is vulnerable topossible development, where no protection exists at present.

Whether protected landscape or not, the two Trusts believe that continual vigilance needs to be exercised by all involved in the future development of Winchester, be they planning applicants, planning officers or members of planning committees charged with decisions, to ensure that Winchester continues to be 'an exceedingly pleasant Town'. To that end this booklet offers awareness and guidance, on the importance of conserving and maintaining.

The booklet has been distributed widely policy and decision makers, to developers and architects. It is now available to Trust members and the wider public. To get your

copy, pick one up at the Discovery Centre or phone or call in to the Heritage Centre Upper Brook Street.

Programme of Visits - TrustNews Mar 12

Guildford Tuesday, 17th April 2012

A flyer for this visit is available. If you wish to make this visit, please don't delay your application. Numbers are limited.

Portsmouth Monday, 16th July 2012

A tour of Old Portsmouth, led by Jackie and David Baynes, local residents, members of the Portsmouth Society and experienced guides. This will end h lunch at a local restaurant, where we will meet the Chairman of our sister society and have an opportunity for discussion. Possible independent visits in the afternoon are the Royal Navy Museum, which will have free entry by July, Spinnaker Tower for its wonderful panorama and even Gun Wharf Quay. Full details will accompany the June issue of TrustNews.

Malvern Monday, 17th September (tbc)

Our plans for this overnight visit, outlined in the last TrustNews, are being developed. There will be a flyer with full details with the June issue but it is advisable to register an interest so that details can be sent to you. This is particularly necessary for those who would wish to book accommodation.

BedZed, South London (Innovative Sustainable Housing)

After considerable discussion, it has been decided that an organised visit would be too expensive, bearing in mind the entrance fee of £25 per person and considerably more for a guided visit. This does not preclude private visits. We are considering other venues which would demonstrate sustainability in buildings.

Please register your interest in any of these visits with the Trust Secretary, by phone, post or email as soon as possible. Early registration is essential, both to secure your place and for the organisers to ensure the trips are viable.

Membership - TrustNews Mar 12

We are pleased to welcome the following new members:
Mr & Mrs C Balfour,
Mr & Mrs C Higgins,
Mrs J Kennerley,
Mr J Markall,

Mr & Mrs J Satchell
Mrs M Waldin.

Outstanding Membership Subscriptions for the year ending on 30 April 2012. A number of subscriptions remain outstanding for the current year, principally from members who normally have paid their subscription by cheque. The Trust Council ask those members to whom this applies to send payment to the Trust office as a matter of urgency, please.

Judith RICH O.B.E., Membership Secretary

Open Gardens 2012 - Sundays, 17th & 24th June - TrustNews Mar 12

A full list of the gardens will appear in the June issue of TrustNews. More gardens will be welcome, if you are willing to open your garden, please contact me, before 20th April, on 01962 854272 or e-mail pjsbatton@yahoo.co.uk

Penny Patton Chairman, Landscape Group

Summer Evening Walks 2012 - TrustNews Mar 12

The Summer Walks will take place again this year starting at the beginning of June and running through to the end of August or early September. Once again we are publishing the programme in two parts with the second half appearing in the June edition of Trust News.

You will see that we have changed the day this year to Wednesdays as some have told me that Thursdays are difficult. We will see how this change goes and welcome any comments.

We do not want to deter anyone from attending on the spur of the moment but some walks are popular and oversubscribed. So if you want to avoid being disappointed and being asked to withdraw if there are too many, I emphasise that booking in advance is recommended. The details for doing this are in the Notes section below the programme. Please leave a contact telephone number.

I am very grateful to all those who have agreed to guide a walk this year. The list includes those who have faithfully contributed for a number of years and some who are guiding for the first time. Many are Trust members and their willingness to share their knowledge and interests with others is much appreciated. We look forward to being guided and informed by them all.

Some of the subjects have appeared before and are included again either because they always generate a lot of interest or because the subject is topical. The latter is the case with the subject of terraced housing. It is a form of residential development

which was not much favoured in the 20th century but is now becoming more popular and may be relevant for any development which takes place at Barton Farm.

Of the subjects new to the Trust, the Keats walk to St Cross Hospital is based on the route the poet took during his stay in Winchester in 1819 and recorded in letters and other documents. The first in Winchester's Western suburbs will include two cemeteries; one not widely known about and the other which is and has wonderful views.

We always welcome recommendations of subjects and people who have a particular interest and knowledge from which others would benefit.

John Beveridge

6th June	**Explore Winchester's airy western suburbs** Meet junction of Romsey Road and Clifton Terrace	**Elizabeth Proudman** Blue Badge Guide
13th June	**Winnall Moors Nature Reserve** Meet at entrance by Durngate Bridge	**Rachel Remnant** Hampshire and Isle of Wight Wildlife Trust
20th June	**Terraced Housing in Winchester** Meet at CWT Heritage Centre Upper Brook St.	**George Saumarez Smith** Director Robert Adam Architecture
27th June	**Trees in Winchester** Meet at the Westgate	**Margaret Barber** Trust Member. Former Biology teacher and Elderberry expert
4th July	**The Cloisters of Winchester College** Meet at New Hall entrance off College Walk	**David Fellowes** Director Winchester College Society
11th July	**A walk with John Keats to St Cross Hospital** Meet Abbey Gardens by sundial	**Christina Reid** Blue Badge Guide
18th July	**Doors and Entrances** Meet outside West door of Cathedral	**Richard Baker** Retired local govt. planner and architect

Details and conditions applicable to the summer walks:

1. Meet at 6.20pm for a sharp 6.30pm start. Walks part way through August wit start at 6.pm.
2. £2 donation to the Trust is asked from each person for each walk
3. Booking advised to avoid disappointment. Contact the Heritage Centre no later than 9am on the day of each walk. Tel: W851664 or e mail: secretary@cityofwinchestertrust.co.uk
4. **Walk June 13th**. £2 payment requested to Hampshire Wildlife Trust in addition to payment to Trust. Choose appropriate footwear; flat shows advised.
5. **Walk July 4th**. £2 payment requested to Friends of Winchester College in addition to payment to Trust.
6. **Walk July 11th**. Walk will last about 2 hours finishing at Hospital. Make own arrangements for return.

Exclusion of liability of Trust. Neither the guide/leader of each walk nor the Trust shall be liable for any injury, accident or damage to person or property (including theft or other loss) during each walk to any person taking part in a walk whether a member of the Trust or not.

Winter Talks - TrustNews Mar 12

The first of the Trust's Winter Talks took place on 16" February. The Executive Director of the **Winchester Improvement District** (BID). Professor Chris Turner, gave a stimulating talk about business activities in Winchester. BID has a budget of about C0.5m which is raised from a supplementary business rate on City Centre Businesses. This is used to fund initiatives specifically to help the business community. Amongst the organisation's initiatives are plans to rationalise rubbish collection and further improvements to street cleaning and signing. BID has been widely publicising the city's unique appeal and this has been reflected in significant increases in visitors and spending. Winchester is retaining its place as one of the most successful cities for retailers with no empty shops in its High Street at the end of 2011. In recent weeks four shops did close but all have been quickly snapped up by new tenants.

The next Winter Talk takes place at the Heritage Centre on Thursday 15th March. This takes the form of a discussion entitled **"Chain store massacre or independent retailers for Winchester"** introduced by Trust Council Members.

The final talk will be on Thursday 19th April, continuing the theme **"Minding your own business"**. The speaker is yet to be confirmed.

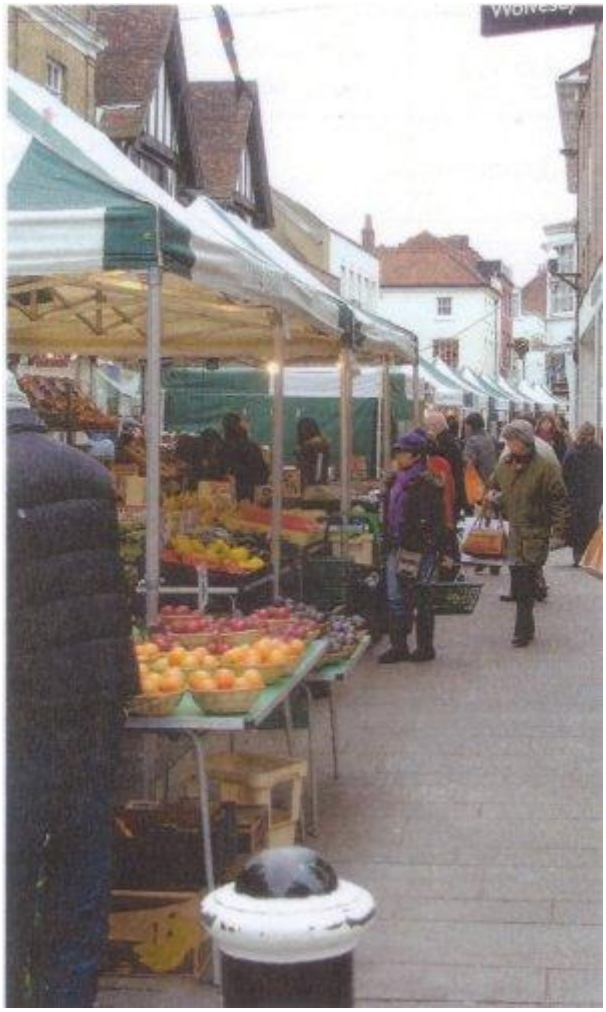
Talks take place at the Heritage Centre, 32 Upper Brook Street, starting at 7.00pm.

Suggested donation of £2.50 per person. Tea & Coffee will be available.

For more information please contact the secretary on 01962 851664 or e-mail secretary@cityofwinchestertrust.co.uk

Winchester Market - TrustNews Mar 12

In recent times Winchester Market has expanded from Middle Brook Street into the High Street.



Market in High Street

The move has been widely debated, with strong views expressed both for and against.

The City Council, which oversees the market, has listened to what has been said and made some changes. These revised arrangements are still being kept under review. The Trust has not expressed a view on the new market because within the Trust Council views are very mixed and we suspect this is reflected throughout the whole membership.

What do you think?

Please send your views by post or email to the Trust Secretary.

Organisation - TrustNews Mar 12

President	His Honour Christopher Clarke QC
Vice President	Lord Ashburton KG KCVO DL
Vice President	Donald Insall CBE FSA RWA FRIBA FRTPI SP dipl (Hons)

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Vice Chairman/Policy Group	Michael Carden MBE AAdip RIBA
Vice Chairman	Iain Patton
	John Beveridge
Chair Planning Appraisal Group	Shione Carden BA
Chair Policy Group	Patrick Davies
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