Title Picture - TrustNews Dec 13



Prizewinners of Old City Young Views prizewinners with the Mayor at the Trust AGM

Chairman's Jottings - TrustNews Dec 13

A good deal has happened since the last Trust News, first of all the AGM where we invited schools to select a pupil to read his/her poem from the book ‘Old City Young Views‘. Joy Carter, our President, then presented each young person with a copy of the book. Four teachers, one from each participating school (Kings, St Swithuns, Westgate, and Winchester College) also attended, and I would like to thank them for organising their students and encouraging them to participate. I think the book provides a most interesting snapshot of how young people view the historic city where they live and work. Copies are available, price £10, from Wells bookshop, the Discovery Centre, Warrens and the Cathedral. In his keynote address to the AGM, Winchester’s MP Steve Brine stressed the importance of local participation and the contribution and it can give towards ‘the big society’. I should like to thank him for taking time away from his busy schedule to address us.

The second big event for us was the presentation of the City of Winchester Trust Awards for buildings completed over the last four years. There were a good number of submissions and a wide variety of different projects, from imaginative house designs, university buildings, through to a beautiful piece of artwork by Tracy Shepherd in the form of an etched plate-glass door panel, to name just three

examples. I am grateful to those firms who submitted their work for judgment, realizing how much effort goes into the presentations. Thank you to Paul Appleton, a director of the distinguished firm, Allies and Morrison, who spent so much of his time leading the judging panel and then presenting the awards. Thank you also to the judging panel; I know having spoken to them that they found the experience very rewarding. The success of this event owes a huge amount to David Marklew's organising ability and we are all greatly in his debt. As usual there has been ongoing monitoring of various projects in and around Winchester of which I shall mention three here:

1 **Silver Hill**. Progress is being made and we understand that the compulsory purchase orders could be nearing completion .Running parallel to the CPOs some further work is being undertaken to the design and planning of certain elements. We look forward to seeing a presentation of the latest proposals.

2 **Barton Farm**. A planning application has just been submitted for the first phase of around 400 houses, together with the design code which also sets the standard for the development to come. It will be interesting to see whether all the hard work undertaken by members of the Trust in their discussions with the developer, and the design team, has a worthwhile result.

3 **Station Approach**. An evaluation of this run-down part of the city is being undertaken by Tibbalds, a London planning practice, to explore how this area can be improved to become a gateway into Winchester that we can be proud of. We understand that the first part of their report is about to be issued and it will be interesting to see their reaction to the Winchester City's planning department's brief for this area.

Judith Martin is organising a list of buildings that lie outside the conservation area, which it is considered may have a good reason for being listed. Judith has been conferring with both Winchester's conservation department, and with English Heritage to help her arrive at acceptable criteria to apply. I know Judith would love some help once the scheme starts, so if there are any volunteers out there please contact the Trust's secretary.

At our last council meeting we elected two new council members, Marjorie Huntley, and Sue Owers, and I welcome them both. We also voted to invite Anthony Skinner to be elected as a Vice President. Anthony has served on the Trust committee for many years as well as having been a distinguished chairman. His contribution to the Trust's activities has been extensive and we are very grateful to him.

Last but certainly not least, Iain Patton has been busy organising some sorties to interesting places. When you see these advertised please support them; they are always enjoyable and informative.

Keith Leaman

Planning Appraisal Group - TrustNews Dec 13

Decisions on planning appeals often seem to depend on whether the Inspector is playing completely by the book, or whether he (it usually is a he) has taken the

special quality of the particular neighbourhood being considered into account during his deliberations. Two recent decisions are therefore especially welcome.

The first was for a scheme in Stoney Lane, a road that is beginning to show the signs of becoming another Chilbolton Avenue as far as new developments are concerned. This was the proposal to demolish **68 Stoney Lane** and build ten dwellings on its site and on land at the rear of **Nos 58-72** that was reported as being refused in the February TrustNews, and we wrote a letter supporting the City's refusal. The Inspector has dismissed the scheme, concluding that the area's character and appearance would be unacceptably harmed by the development, and that its height and massing would appear overbearing and unduly confining when seen from the back gardens of the houses in Stoney Lane, which would be at a lower level and would have little space for effective screening after the development had been built.

The second was for the proposal to demolish **Rooksacre, Lankhills Road**, to make way for four 5-bedroom dwellings of traditional design. This is a road with a leafy and informal character, and as reported in the May TrustNews, we wrote a letter in support of the City's refusal of this scheme, which has now been dismissed. The inspector considered that the scale and mass of the new building, which would extend across almost the full width of the plot, would constitute overdevelopment of the site, requiring too many trees to be felled and with many of the remaining trees so close to the new houses that in the future there could be pressure to have them cut back or felled. He also felt that the opening up of the hard surfaced frontage to the road would be damaging to the attractive character of the area.

An appeal has recently been made against the City's refusal to permit a 3-bedroom attached dwelling to **40 King's Avenue**, which has been the subject of four previous appeals for similar developments, all of which have been dismissed. The reason for this is the site's position beside the main entrance into the recreation ground in Stanmore, which is considered to be a remarkably good example of symmetrical estate design. Previous reasons for dismissal include the damage that would be caused to the view, both when approaching the recreation ground and when leaving it, and that an addition here would be an incongruous intrusion that would conflict with the symmetry of the entrance and result in a significant loss to the local scene that is part of the core area of an estate considered to be of considerable planning and architectural merit. We have again written supporting the refusal of this new scheme, and now wait with our fingers crossed to see whether there will be a fifth dismissal for a house on this site.

A resubmitted proposal for **Park House, Park Road** is wending its way through the planning system. It is very similar to the previous scheme, and while we again welcome the sympathetic conversion of the existing house, our previous concerns remain: too large an area allocated for parking, some units being too close to the boundaries and two supposedly ancillary buildings being too tall.

We have had pre-application presentations of two schemes that are currently under consideration by the planners. The first was for a 2-storey extension to provide improved facilities for the **Chesil Theatre, Chesil Street**, which was liked by all concerned, although there were reservations about the materials that were proposed

and the many times the name of the theatre appeared on the frontage. The second was the proposed demolition of the **Lindsey Works, Moorside Road** to make way for a block of student accommodation comprising 237 bedrooms. The design was generally well liked, with two provisos: that the main entrance needed more emphasis and that the courtyard should be less structured in layout so that there would be more open space for the students.

The Trust has just had another interesting pre-application presentation, for the conversion of **St Thomas Church, Southgate Street** to residential use. It is good that a use has been found for this landmark building, and we welcomed the ingenious and sensitive scheme that should result in a sympathetic conversion of the interior.

Shione Carden

City of Winchester Trust Design Awards 2013 - TrustNews Dec 13



St Alphege: An exciting building but one which complements rather than competes with its surroundings

The Trust's Design Awards are made for buildings and other projects which are considered to be of exceptional merit. A panel of four distinguished Trust members, independently chaired by Paul Appleton, a senior partner with Allies Morrison Architects, made its choices for this year’s Awards.

Nearly 100 people congregated in the Stripe Theatre for the presentation of the Trust's Design Awards on 21st October. Clients, architects and developers, from 25 submissions listened expectantly to Paul Appleton as he described the entries and presented certificates for commendations and the four main awards. In commending the high standard of entries, he expressed his surprise and pleasure at the quality of work produced by local architects.

The four main awards went to: the St Alphege Building at Winchester University, an extremely well-done makeover of a house in Woodfield Drive, the conversion of Hyde Barn into high quality offices and the paving of the High Street and the Square.

Commendations went to: St Lawrence Church for the glass engraving in the new porch, the extension at the rear of the Old Vine Inn, the Saxon House in Dean Close, 18a St Faiths Road, 6 Ranelagh Road and 74 Romsey Road.

Shortlisted entries were exhibited at the Trust's AGM in September where members were invited to vote for their top three choices. These were: the St Alphege Building, the Catholic Church Pastoral Centre and Cedar Lodge, a new house in Grange Road.

Space in this TrustNews allows room only for the joint overall winners but we shall hope to feature the other two main award winners in the next issue.

Joint Overall Winner and Sustainability A ward
St Alphege Building, University of Winchester:
Client — University of Winchester
Architect/designer — Design Engine Architects
Builder — Geoffrey Osborne Ltd

This building accepts its responsibility (to the activities which happen in it and to the spaces which it completes and creates outside) with a commendable lightness of touch. its accommodation is robust and adaptable, light and spacious. Its common spaces combine an appropriate simplicity with playfulness. Most importantly, it completes the public spaces which define the approach to the university as a whole. It was awarded our sustainability prize partly because it wore its considerable credentials in this field modestly, without show.

Joint Overall Winner
The Long House, 74 Woodfield Drive:
Client - Ian and Lucy Golding
Architect/Designer - Dan Brill Architects
Builder - Roger Ward

There was never any doubt that this house would win our highest award. From a modest 1950s house, the architects have created a piece of architecture of staggering simplicity and poise. The story this house tells, through its sublime spaces and effortless detail, is of a collaboration between architect and client, an innate understanding which is incredibly rare. As a model for the suburban house this project offers the simple idea of arranging the bedrooms along the boundary fence.



The Longhouse, 74 Woodfield Drive: When undertaken with this amount of skill, the simplest ideas are sometimes the best



The Longhouse, 74 Woodfield Drive

Policy Group - TrustNews Dec 13

I doubt if the Trust has ever been so involved at any one time in so many important discussions on such a variety of important proposals that may affect our City for decades to come. Some of these issues are at an early stage where the final outcome is uncertain. I thought it might be helpful for Trust members to have a brief overview of where we currently stand on each.

Car Parking Review

We responded to the City Council's recent review of car parking and now await the outcome of the consultation exercise. We pointed out that the Council's long-standing policy to reduce traffic in the city centre seemed to have been forgotten despite their own policies in the Local Plan 2013 to reduce traffic, including a specific target of reducing central parking spaces by 500 by 2016. The Trust's long-standing aim in our ‘The Future of Winchester: A Strategic Vision' has been to eliminate

through traffic; progressive reduction of non essential traffic in the City core; and pedestrian priority in the central area.

New Leisure Centre?

There have been many press stories about the future of the present River Park Leisure Centre, whether rebuilt at North Walls or an alternative site at Bar End. At the time of writing the City Council are about to put forward details of their 4 options, which we will study with care before we respond. In the meantime we put forward an interim statement raising a number of fundamental questions that we believe need to be answered before a decision is made. These include: the scale of the sporting needs to be met, the forecast use by vehicles, cycles and pedestrians on the respective approach routes, and the effect of forecast traffic on congestion in the City's road system. Also, what justification is there for the additional car-parking provision proposed and what consultations have taken place with Fareham and Eastleigh Councils, both of which we understand to be contemplating new or replacement centres.

Station area Redevelopment

Members of the Trust met the Council's planning consultants when they started their work on proposals for redevelopment of the Railway station area. We are now awaiting the publication of their final report to the City Council in the near future. We will then decide how to take forward our concerns that no short term decisions should be made that could prejudice this unique opportunity for the enhancement of whole area. We expect that there will be a public exhibition before the end of the year when the consultants and the City officers will present their proposals.

Barton Farm

The Policy Group has continued to attend meetings with the consultants to look with care at the first set of The Longhouse,detailed plans for phase 1 of the development of Barton Farm, which have now been submitted to Winchester City Council by Cala Homes. The application relates to the 425 dwellings (202 in phase 1A and 223 in phase 1B) including public open space.

Alongside the planning application Cala Homes have submitted the Design Code (a ‘book’ of design standards to guide the development of the whole site) required as a condition of the original outline permission. We will continue with this detailed work as both the first reserved matters and design code details will be considered by a Special Planning Development Control Committee in February 2014.

Silver Hill

At a special meeting with the architects we were given a preview of revisions to the long-delayed plans for the Silver Hill development for new shopping and housing in the City Centre and learned that a new planning application will be submitted, probably in the new year. The Trust hopes to organise a meeting with the developers for all Trust members so that the implications of the likely changes can be fully

explained. **If you would be interested in coming, please make sure we have your email address as we may need to contact you at short notice**.

20 mph speed limits

A consultation exercise has just been undertaken by the County and City Councils on proposed 20 mph speed limits in and around the City centre. Boards setting out the proposals have been on display in the Discovery Centre and on the Council's website. There has been some concern that the current proposals probably did not extend far enough but we will consider the plans further before making a formal response on behalf of the Trust.

These topics have been some of the key issues we have looked at in recent weeks and we will report back further to Trust members as events move on.

Patrick Davies Chair, Policy Group

Visits planned for 2014 - TrustNews Dec 13

March: Farnborough Abbey.

Built 1883~8 by Empress Eugenie to include a mausoleum for her late husband, Napoleon III, and son. The latter died in the Zulu war in 1879. Style is described in Pevsner as “French Flamboyant”. A morning visit is planned, followed by lunch and, it is hoped, a visit to the site of the former Royal Aircraft Establishment where there is a mixture of very modern styles (the airport building and the control tower) and the old scientific research buildings and the skeleton of the Airship Hangar, which dates from 1910-11. This may seem an unlikely combination and combining opening times may be difficult. A visit to the Abbey was proposed for the current year but proved impossible to arrange. Total number 24, own transport. Interest has been expressed already by a number of members. Please record interest to the Secretary, PREFERABLY by email.

Later visits: In the planning stage are visits to Chichester, with the assistance of the Chichester Society; Spitalfields, including the magnificent Christ Church, a masterpiece of Hawksmoor; Quarr Abbey on the Isle of Wight; and, in the autumn Brussels to see the magnificent Art Nouveau buildings. This is an ambitious possibility. Much will depend upon the cost.

Iain Patton

City Council tour of recent developments - TrustNews Sept 13

Following an invitation from the City Council, two representatives of the Trust — Antony Proudman and Arthur Morgan — joined a coach tour on October 11th for

Planners and Councillors to view recently-completed developments in order to make an evaluation.

Once gathered in the Broadway, we heard John Hearn, Urban Designer and Town Planner, explain the itinerary and were given forms for each development, containing score schemes with specific headings by which comments could be made. These were to be collected at the end of the day for evaluation towards a report for later circulation. The itinerary was extensive: four sites within the City and three sites outside.

The City developments, familiar to many Trust members from presentations given to the PAG, were: the paddock next to St John's Croft on Blue Boar Hill, halls of residence for the University of Winchester on Burma Road, the old Winchester Laundry Company site on Hyde Park corner, and Chestnut Mead on Kingsgate Road. Developments outside the City were the Forestry Commission holiday woodland chalets at Black Wood, Micheldever; Whiteley town centre; and Exceptions Housing in Storey's Meadow, West Meon. (in fact time constraints ruled out the visit to West Meon.)

At each venue a brief account was given to help us understand the history of the project and be conversant with the relevant design principles involved. We were then able to make an inspection with a view to testing the success or otherwise of the scheme under four general categories: character and context, movement and connections, quality of the public realm, quality of architectural detailing and materials. These enabled us to examine design considerations for layout, scale, topography, landscape, access, public/private spaces along with use/suitability/durability of materials and standards of finish.

To visit these places in turn and see how the original plans had been executed was interesting and illuminating. One could recognize that site-specific challenges of design had been tackled with creative verve and enhanced by the use of good materials to a high specification of finish. Inevitably we found aspects that might be considered less successful but overall we were encouraged by the City's policy for planning with integrity such diverse and sensitive projects. Trust members might be interested to visit some of these sites themselves to see such exciting variety of building that gives our city its living character.

The day was informative, rewarding and convivial, and we are grateful to the City Council for so kindly inviting us to share it.

Arthur Morgan

Trust Christmas Cards - TrustNews Dec 13



Trust Christmas cards are now on sale at the charity cards shop which is within the Café 1871 at the Winchester Guildhall. The charity cards shop will continue there until mid December. Please do all you can to help the Trust by purchasing our Christmas cards again this year!

There is one new card this year which comes from one of the student's contributions from the publication “Winchester : Old City Young Views" which was launched at the Trust’s AGM in September of this year. In her illustration, Mercy Webb, a pupil of The Westgate School, illustrates Christmas in Winchester in terms of the lively scene of the wonders of the ice rink and the Christmas market, with all the different huts selling Christmas goods in the Inner Close of the Cathedral.

We also have the card of Winchester Cathedral from the South with the Deanery in the foreground, painted by Keith Leaman, a popular card last year. And again there is Patricia Spink’s painting of “Madonna and Child, Winchester College’, the statue that stands above the College’s Outer Gate in College Street and is believed to be contemporary with the gateway (1394). We are most grateful to the artists for this way of supporting the City of Winchester Trust's activities.

We wish members of the Trust and their families a very happy Christmas and New Year.

Organisation - TrustNews Dec 13

President	Professor Joy Carter, Vice - Chancellor of the University of Winchester
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	Iain Patton
Vice Chairman	John Beveridge

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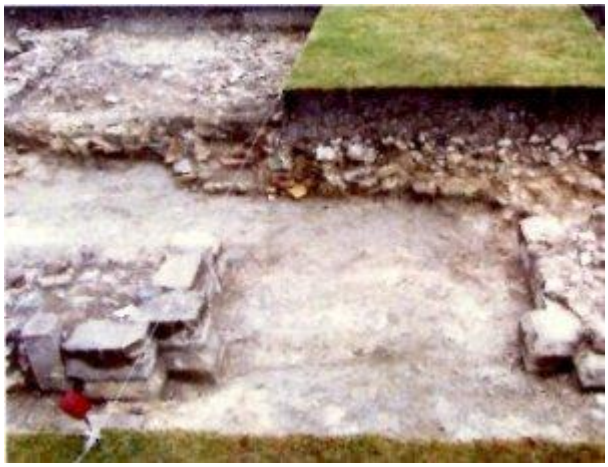
Foundation of St Cross - TrustNews Dec 13



Doorway in north wall. The stone is from Quarr on the Isle of Wight

Today when you visit The Hospital of St Cross what you see is the result of Cardinal Beaufort's 15th century foundation — The Almshouse of Noble Poverty, which added a second charity to the Hospital that was already over 300 years old. The only building above ground that may date from Henry of Blois' original foundation of the

1130s is the small vestry building to the south of the south transept of the Church — which itself probably wasn't started until the 1150s.

Between 2007 and 2010 WARG, the Society for Winchester Archaeology and Local History, carried out a summer archaeological dig in the area called the Park, to the South of the quadrangle. This, amongst other things, uncovered the foundations of the buildings that closed the quadrangle to the south, and were demolished in 1789/90, and identified a large rectangular feature in the ground, the basis for a great deal of speculation, as the wall of the garden for the south range. It also uncovered an intriguing water feature which is evident in a map of 1750. A geophysical survey and a test pit also showed the foundations of a large unknown building to the east of the Church, under what is now the Bowling Green and the Brother's graveyard. As the Bowling Green is used for wedding receptions and other events there was no chance to follow this up until late last year when we learned that there was to be significant building work on the church using the Bowling Green as the site area.



Todays Brothers learn about Henry of Bois' foundation

The Trustees and the Master of St Cross kindly agreed to an excavation of this important building and WARG received a grant from the Heritage Lottery fund that allowed it to carry out an intensive two-week dig in September 2013. This uncovered the foundations of a building at least 50m long and around 14m wide with an interior wall running the length of the building. At the northern end had been an imposing doorway of Quarr stone, placing it firmly in the early 12th century as the source was worked out by 1140. This allows us to be confident that we have uncovered Henry of Blois' first building. What was its function is less certain, but it could well be the dormitory and living quarters for the "thirteen poor men... feeble and lacking in strength…" that were the original Brothers.

Dick Selwood, WARG Chairman

Membership - TrustNews Dec 13

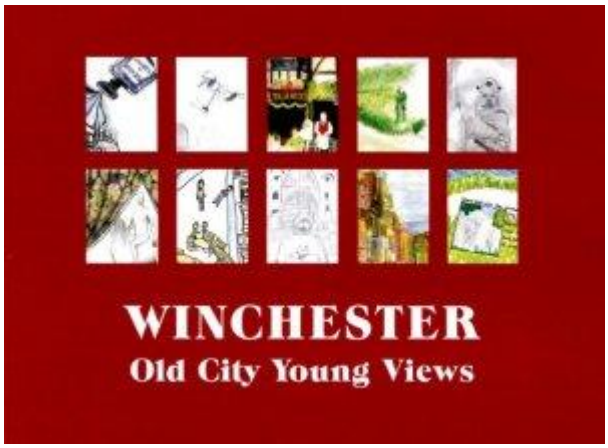
A warm welcome to the following new members:
Mr D Ashe,
Mrs E Bell

Please note that all subscriptions are renewed on 1st May each year. Most members now pay their subscription by standing order and the more who do so, the greater the saving in administration cost. So if you have not done so already and would be happy to set up a standing order, please contact the Secretary.

Reception for new members - TrustNews Jun 13

We plan this for April for members who have joined since 2011 when the last such event was held. This is an opportunity for new members to meet, over a glass of wine, the Trustees and other members who are busy with our activities and in congenial surroundings. By invitation.

Winchester Old City Young Views book - TrustNews Dec 13



An imaginative and perceptive snapshot in time of Winchester, through the eyes and minds of young people. A perfect Christmas gift for all ages. Published by the Trust and available at £10 from Wells Bookshop, Warrens and the Cathedral shop.

Footer - TrustNews Dec 13

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