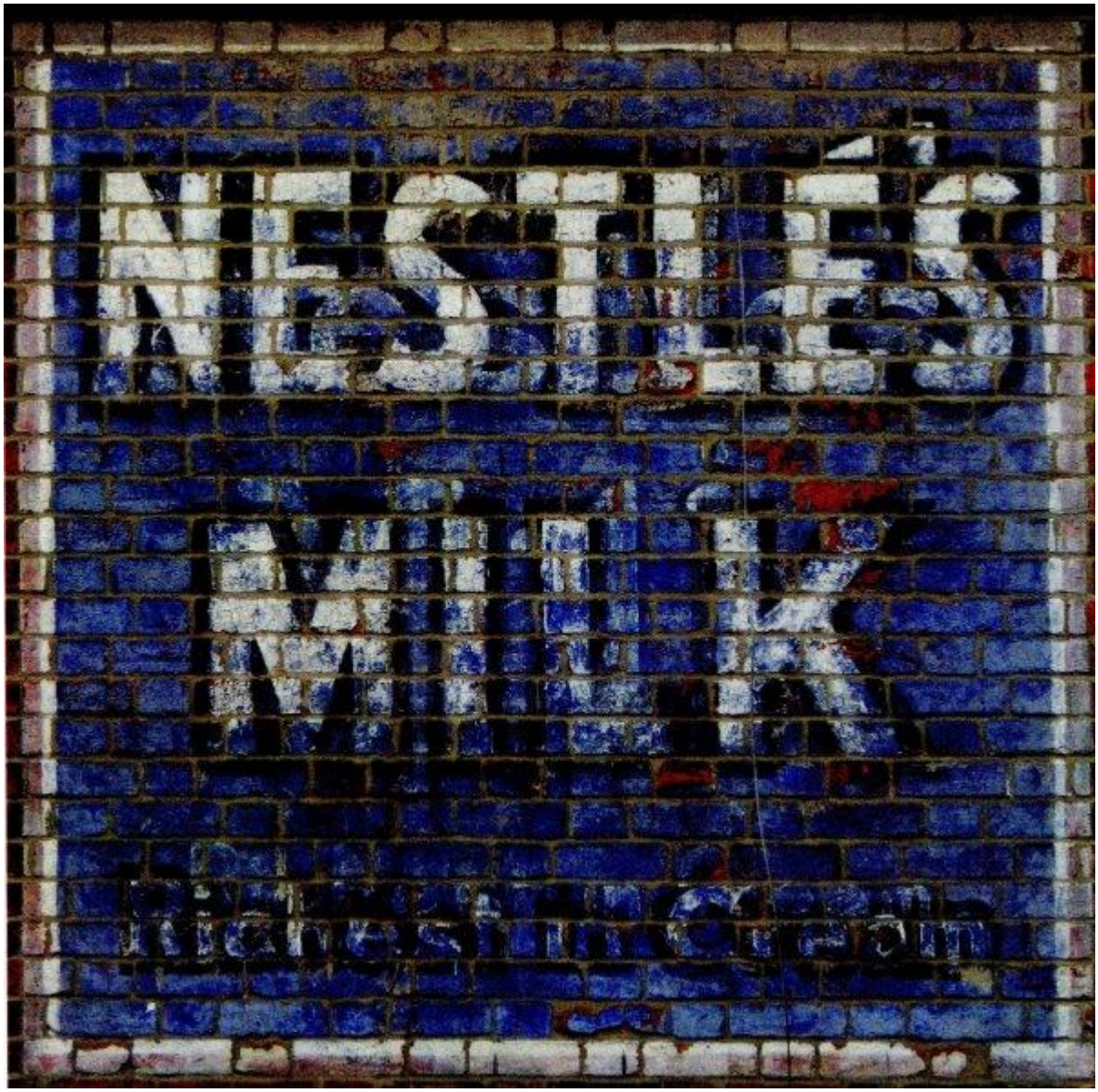
Title Picture - TrustNews June 13



Winchester's rapidly disappearing painted advertisements

Chairman's Jottings - TrustNews Jun 13

A considerable amount of time these days is being spent by some members of the Trust in trying to understand the impact of a large number of new houses on the City (with the infrastructure needed to support them). For every one thousand dwellings provided, the population of Winchester grows by a minimum of say ten per cent. To give some idea of the numbers and impact involved, try hand-drawing one thousand 25mm squares to represent a standard house and remember that Winchester has possibly to cope with four times this exercise!

There are a number of things that puzzle me. For example, how are connections made to the City centre, to the Station; where are all the people coming from; and

where are the jobs - how many of them involve commuters'? This leads me to wonder how traf?c can be handled, not only within an estate but also to the City centre, given what could be a 40% population increase.

NEW TOWN

In the case of Barton Farm, one answer to help resolve part of the car traffic problem appears to be to provide a shopping centre within the development and then to boost its potential success rate by diverting the main north access route through the middle of the 'new town'. This fundamental proposal again raises a number of questions: for example, how do you integrate what could become a divided community split by a big road? On the face of it, it seems old fashioned to think that there must be a better way of organising a successful town/village centre other than by moving main road traffic through the middle.

A ?nal word on the subject: good design in the built environment must be central to a successful integration of large new developments. What matters is not just the buildings but the spaces between, and good design should make great places where people want to live, work and stay. It should be sustainable development, building strong communities, improving people's quality of life, health and access to employment. It should also create a thriving and vibrant place in which people can live. Can this be achieved, or are we just going to provide people with more uninteresting car-inhabited suburbs which we can see up and down the country all without any sense of place?

WALKS, TALKS AND VISITS.

I know that lain Patton has been arranging an interesting programme of walks, talks and visits. It would be marvellous if these were well supported. They are all 'designed' to compare other places' successes and problems with Winchester's. John Beveridge has also been spending much time organising the popular informative talks and walks around Winchester. Both members deserve a huge vote of thanks for these outings. A great deal of work is required which I am sure if well supported they feel is a worthwhile reward.

You will see from lain Patton's programme of events that a St Catherine's Hill outing is arranged for 22nd June. I have to admit there is an ulterior motive for such a venue! Bushfield Camp is in full view of the aspect from St Catherine's and is an important part of the setting and so has a major visual impact on the City. It is also currently being considered by the Local Authority as a potential development area. So apart from being a fantastic place to be on a fine June day, laced by some invigorating, informative talks, there is a serious question to consider. As lain has no doubt pointed out, in the event of wind and rain there is an alternative venue where the thought-provoking, informative talks will take place.

We were sad to hear that Lady Zaida Ramsbotham recently died. She was a great supporter of the Winchester Trust and of course was the wife of Sir Peter Ramsbotham, our very active President for many years. Both of them will be missed for their wise advice, friendship and active participation in many of our events.

This edition’s cover picture is of one of several painted advertisements within the city. These are all rapidly disappearing through age and weather. Do you know where it is?

Keith Leaman

Planning Appraisal Group - TrustNews Jun 13

Several recent planning issues have caused local residents to voice their concerns to the Trust.

The most disturbing is the spectacular loss of trees along the road boundary of **Woolverstone, Bereweeke Road**, where the previous verdant growth has been removed, to the considerable detriment of the road’s appearance. Apparently some time ago the TPO listing for the group of trees was changed to TPOs for individual trees and, as the area is not in a Conservation Area, the developers who recently acquired the site have not acted illegally in removing all these trees prior to development. The Trust contacted the Head of Planning Development, who promptly responded to say that the matter had been handed on to the Arboricultural Officer and the Case Officer, indicating that a scheme was under discussion even though an actual application had not yet appeared in the lists.

Another matter worrying locals is the withdrawal by Banner Homes of their proposed development at **Park House, Park Road** for further discussion with the planners. Their current scheme would retain and convert the existing house into six ?ats, with two further flats over new garages and two larger houses to be built in the garden, and it seems to have been well-received in general terms by the Planning Department. Nearby residents are concerned that they might come back with another proposal to demolish the existing house, despite the fact that demolition of the house has previously been dismissed on appeal.

The proposed restaurant at **Abbey Mill, Colebrook Street** has worried some nearby residents because of possible disturbance from additional traffic for deliveries, etc. Provided this is taken into account when considering the scheme, the panels looking at it thought the proposed use would be appropriate for the building. We were also approached by the neighbour of **Orchard Cottage, Grafton Road**, a bungalow that is to be demolished to make way for a 5-bedroom house. He was worried about the possible loss of light caused by a much taller structure being built close to his house, and we advised him to approach his councillors, whom we felt would be able to help him more than we could at this stage in the planning process.

The proposal to demolish part of the wall on the front boundary of **27 Clifton Road** (see the last TrustNews) has been withdrawn, as has the residential development following the demolition of **Beaconsfield House, 88 Andover Road** because of the threat to the survival of significant trees.

The majority of appeals to the Planning Inspectorate now seem to be for Householder applications, where it is not possible to make any additional comments

to those made when considering the original application. Most of the remainder are by Written Representation, when we write a letter if we either agree or disagree with the grounds for the appeal, and write no letter when we have made only a passing comment or no comment at all on the application. It was therefore a welcome surprise to have several appeals by Written Representation to which we could add further comments.

The first was unusual, because for once we agreed with the appellant: he wants to demolish a double garage at **47 Monks Road** and build a 2-bedroom dwelling, and was appealing against the refusal of his scheme. We liked the contemporary design of the new building, which we felt would provide an unobtrusive feature of interest in the street scene that would be less detrimental to the local environment that the over-large 'dormers'('sheds on the roof' is a more accurate description) that have already been installed in the area, and we therefore supported his appeal.

The next appeal was against the refusal to allow the demolition of **68 Stoney Lane** to allow ten dwellings to be built on the site and behind **Nos 58-72**, to which we had objected. We therefore had no problem writing in support of WCC's refusal of the scheme because of its cramped layout.

We also had no problem in supporting the refusal of the proposal to demolish **Rooksacre, Lankhills Road** to make way for four 5-bedroom dwellings of traditional design, to which we had objected. We regretted that no apparent thought had been given to the refurbishment and conversion of the existing house into separate dwellings, with a suitably modest new-build development in the garden, and felt that allowing it would set a very undesirable precedent for the future. It is often claimed by Inspectors that each case is considered on its own individual merits, but this was clearly not thought to be the case by the appellant, who used as supporting evidence in his Grounds for Appeal the fact that a scheme with a similar density had been allowed on appeal on the neighbouring site!

Shione Carden

Winchester's Local Plan-What next? - TrustNews Jun 13

In the last TrustNews we reported that the Planning inspector had found the City Council's Local Plan to be "sound" and that the Council would shortly be asked to adopt it. This has now happened and the City is proceeding to prepare Part 2 of the Plan which will set out more detailed policies for the City. The Trust Policy Group has been considering the most important issues affecting the City over the next twenty years and what we should be seeking to achieve in further representations to the Council.

OBJECTIVELY ASSESSED NEEDS

The purpose of Local Plan Part 2 is to plan for the 'objectively assessed needs' of the area. This includes the type and location of housing needed, the development or redevelopment of employment areas, a review of the shopping area and provision of

community facilities and open space, and other matters that need a planning response.

The Policy Group is still ?nalising its response and is likely to include the following topics:

Local Heritage Listing

We will raise again the need for the City to identify buildings which make a significant contribution to the character of the City using the criteria suggested by English Heritage.

Winchester Station/Carfax Area

This area should include the Cattle Market car park and areas linking to the City Centre. We will support a mixed use development here. We will suggest that there needs to be an ‘Action Plan’ to guide future development and to ensure the quality of the public realm. The aim would be to make the area a pleasanter place not just to move through to the city centre, but also to linger and live.

Housing Numbers

Of the 4000 houses required to be provided in Winchester Town up to 2031, all but 600 have already been identified. With unpredicted windfall sites providing a substantial source of housing in recent years, a significant proportion of the 600 should be provided in the same way, based on a realistic assessment of past trends.

Bushfield

We remain concerned that the inspector has agreed that there should be should 20 hectares of employment use at Bush?eld. If this site is released it should be done in such a way as to minimise the damage to the National Park and Winchester's setting. The Trust believes this site can only be considered in a comprehensive way and that no piecemeal development should be allowed on part of the site. We hope to take part in further discussions with the City Council on these issues.

Patrick Davies
Chair, Policy Group

Civic Voice - TrustNews Jun 13

In the March edition of TrustNews, the Trust's concern about the Government's legislative changes to the planning system was expressed in my Civic Voice article and in Michael Carden's report on a meeting with our MP.

That concern continues as the majority of Civic Voice's work in recent weeks has concentrated on opposition to the Government's proposals to allow much larger extensions to dwellings without needing to apply for planning permission. This turned into a tussle between the House of Commons and Lords as reported in the media. Civic Voice through its member societies lobbied nearly 400 MPs and encouraged us to contact peers in the Upper House as well. The Lord's amendment carried sufficient support in both Houses that the Government proposed a compromise which was accepted. This now gives immediate neighbours to the property to be extended the right to object and require the proposal to be considered by the local authority, but without a formal planning application being made. How all this will work in practice is unclear. We understand from Steve Brine that Winchester City Council is seeking clari?cation through him and has raised ten questions - which suggests it is going to be difficult to administer.

The motivation for the Government's proposal was to stimulate the economy and the Trust's view remains that this is misguided, particularly in Winchester where the economy is reasonably healthy, and that the planning system is a vital safeguard for ensuring that development is in character with its neighbourhood.

As the political parties prepare manifestos for the next general election, Civic Voice will take opportunities which arise to influence the areas of interest to civic societies. It is interesting to see a report that the Labour Party may be proposing to give discretion to local authorities to decide which changes of use for buildings require planning permission and which do not. The report refers only to the use of shops for betting and pay day lenders on the High Street but it may be wider than this. In any case this suggestion is in line with the Trust’s view that different communities have different needs and problems and therefore that local authorities should have the discretion to decide what restrictions are relevant for their own area, instead of having a national policy which ignores local variations.

Feedback from the 2020 Group - TrustNews Jun 13

Members may remember from earlier articles that the Trust and WinACC have a joint working party that we call the 2020 Group because it was formed to perpetuate the innovative thinking initiated by a 24-hour brainstorming event in 2010 when architects and planners imagined how Winchester could evolve as an attractive and sustainable city by 2020. The Group, which takes no major action without approval, meets every few weeks and two items presently top the agenda.

Barton Farm — The diversion of the Andover Road traffic through the estate has tended to dominate discussion. Despite a very detailed presentation from Cala, we remain convinced that the diversion is a mistake, and they are similarly unconvinced by our argument that an innovative redesign of Andover Road (with direct access to the new shopping centre) would be the better option. While neither Cala nor WCC

are prepared to consider this alternative, and having approval for the diversion from the Secretary of State and HCC as Highway Authority, we have an impasse. Consequently, though maintaining our objection to the diversion, we are working with Cala on those aspects where there is scope for influence. These include the design and density of the housing and green areas, the layout of the roads and paths, the distribution of parking, the composition of the centre and, most importantly, the future sustainability of the estate. We have visited a number of recent developments to study the latest thinking on these matters, and attended workshops organised by Cala and the City. With the exception of the road diversion we are currently optimistic about the way things are going.

Regeneration — We believe it inevitable that pressure for growth will continue, and that better use of underused and unattractive areas within the city should be preferable in future to the easy option of further ‘dumping’ in Winchester's unique setting. By way of example three areas were chosen to illustrate what might be done, and most recently we have concentrated on the ‘greater’ station area — the least attractive gateway to the city. Its footfall is not that far short of the city centre and we believe it is ripe for investment. However, we also believe that, if left to individual developers, buildings will be unrelated to each other within their own site islands, and that the public realm will receive scant attention — what an eminent architect once called SLOAP — the space left over after planning. WCC is investigating the potential economy of the area and practical matters like the need for parking, but we believe there should be a study that goes further than this, that investigates the opportunity to make the whole area a credit to the town, that creates attractive and obvious links to the centre, walking and cycling routes to the surrounding areas, and potential for a public transport interchange.

Michael Carden

Activities for members - TrustNews Jun 13

Something different is planned for Sunday, 22nd June which is Civic Day. it is a meeting on St Catherine’s Hill to give further consideration to Winchester in its setting. We will gather at 10.15am at the bridge over the Itchen on Five Bridges Road. Parking is available in the approach.

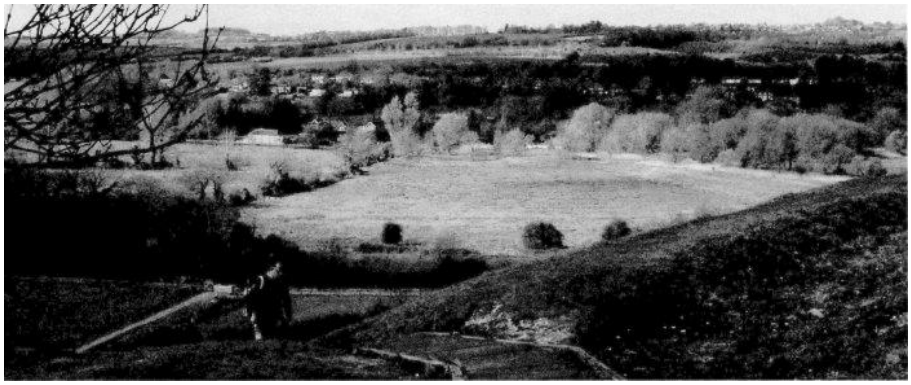
We will then walk to the foot of Plague Pit valley, using the new footpath/cycletrack - an easy route. From there, we will climb to the ?rst lower rampart and assemble. This may seem daunting to members who are unfamiliar with the hill but there is a well-built staircase and one may care to pause to admire the unfolding view of St Cross and the city.

Once gathered there, we will be addressed on the history of the setting, the setting itself (Richard Baker), the flora and fauna (Rachel Remnant of the Wildlife Trust) and by a member of the South Downs National Park on the implications of control by that new body. There will be a pause for lunch - bring your own picnic - which will give an opportunity for general discussion with fellow members.

If the weather is against us, an alternative venue will be available. Whatever the weather, suitable walking gear is advisable. If you wish to attend please notify the secretary as we have to restrict numbers to about 25.

Arrangements for the visit to Farnborough Abbey are in hand, as are negotiations for a trip to Spitalfields.

Meanwhile, we will be entertaining, on separate days, members of the societies at Guildford and Malvern, our hosts on two excellent visits last summer.



Iain Patton

Winchester Festival 2013 - TrustNews Jun 13

Friday 12th July, 6.30pm Guildhall

Sir Roy Strong & Brian Sewell

The Insider and The Outsider

Sir Roy Strong - one time Director of the Victoria and Albert Museum and of the National Portrait Gallery, Chairman of the Arts Council's Arts Department, Deputy Chairman of the South Bank Board, leading man of the Arts — *The Insider*.

Brian Sewell — banned by the Mayor of Manchester for remarks about L S Lowry, told never to set foot in the Royal College of Art, hugely revered Art Critic for the Evening Standard for 20 years, he talks with great courage, passion & wit but regrets that many have not listened — *The Outsider*.

Tickets: £14 Sponsored by ADAM ARCHITECTURE.

Wednesday 10th July, 6.00pm Discovery Centre

Sir Nicholas Grimshaw and Stephen Hodder, President Elect of the RIBA

In association with the Hampshire Branch of the Royal Institute of British Architects

Sir Nicholas Grimshaw and Steven Hodder MBE deliver the first of an annual series of lectures in which key architects share their experience and knowledge to promote the art and process of architecture in Hampshire.

Sir Nicholas Grimshaw is one of the leading architects of his generation. His buildings include the Eden Project and Waterloo International. http://gnmshaw-architects.com/

Stephen Hodder MBE has been in practice since 1983 and has won over 30 major awards, most notably the inaugural Stirling Prize for Architecture. http://wvwv.hodderandpartners.com/

Tickets: £10, students £5. RIBA, architecture.com

For the full programme of music, art and literary events
www.winchesterfestival.co.uk
TICKETS and INFORMATION: 01962 857 276

Organisation - TrustNews Jun 13

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	Judith Rich O.B.E
Archivist	Nick Hirst BSc (Hons), MRes

Summer Walks Programme 2013 - TrustNews Jun 13

5th June 6.30pm	**The Villas of Painters Fields** Meet In middle of Peninsula Square	**George Saumarez Smith** Architect, Director Adam Architecture
12th June 6.30pm	**The Three Oldest Houses in Winchester** Meet at Chesil Rectory Chesil Street	**Elizabeth Proudman** Blue Badge Guide
19th June 6.30pm	**Windows through the ages** Meet at Heritage Centre Upper Brook Street	**Richard Baker** Retired local government architect and planner
26th June 6.30pm	**Hyde: From Dissolution to Victorian Suburb** Meet at Hyde Gateway opposite St Bartholomew Church	**Dr Christine Grover** Author and Winchester University lecturer
3rd July 6.30pm	**Winchester College** Meet at main entrance (Porters Lodge) in College Street	**Regine Tatham** Winchester College Guide
11th July (**Thursday**) 6.30pm	**Winnall Moors Nature Reserve** (Northern area not generally open to public) Meet by footbridge on eastern boundary of North Walls Recreation Ground (see information below)	**Rachel Remnant** Hampshire and Isle of Wight Wildlife Trust Officer

17th July 6.30pm	**Look up in Winchester** Meet at Winchester Tourist Centre, the Guildhall	**Keith Woodward** Winchester Green Badge Guide
24th July 6.30pm	**St Cross Hospital** Meet at entrance off St Cross Road	**Michael Carden MBE** Trust Vice Chairman Former architect to St Cross
31st July 6.30pm	**Pubs, Breweries and Hotels revisited** Meet at Heritage Centre	**Phil Yates** Local author & historian
7th August 6.30pm	**The Nunnaminster and Colebrook Street** Meet at Guildhall	**Tony Humphrys** Blue Badge Guide
14th August 6.30pm	**150 Years of Winchester Dramitic Society** Meet at Guildhall	**Robin Freeman** Architectual Historian
21st August 6.00pm	**The Best of Contemporay and Traditional Design:** **An Urban Designer's Perspective** Meet at Heritage Centre	**John Hearn** City Council Planning Officer and Urban Designer
29th August (**Thursday**) 6.00pm	**Archaeological Excavations at St Cross Hospital** Meet at entrance to Hospital	Winchester Archaeological and Local History Group (WARG)
4th September 6.00pm	**Is Conservation Worth Fighting for:** Meet at bottom of (southern end) St John's Street	**Andrew Rutter** Retired City Council Conservation Officer

The complete programme of the walks is now finalised. Most of the walks are on Wednesdays except for two, on July 11th and August 29th which are on Thursdays. This is because of the needs of the organisations which are guiding us round their sites when Wednesdays are not convenient.

Phil Yates is producing a new edition of his very popular book on local pubs and hotels, so he will be bring us up to date on his walk with some of the changes included in this latest book. The Winchester Archaeological and Local History Group summer excavations will be looking for evidence of the foundations of some of the earliest buildings at St Cross Hospital which are believed to lie between the existing buildings and the river.

Please look at the notes at the end of the programme which covers donations, special features for some of the walks and an encouragement to book your place in advance. From the pattern of previous years, the walks in June and July tend to be

particularly well attended, so it is sensible to secure a place in advance to avoid being asked to step down because the maximum number has been exceeded.

My thanks are due to all those who are guiding us this year for all the knowledge they have acquired and which they are kindly sharing with us.

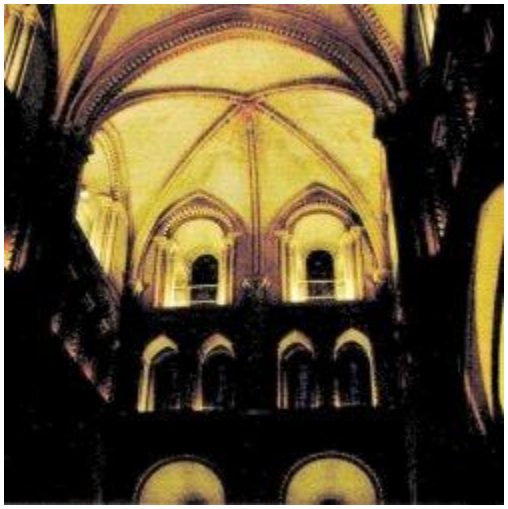
As always ideas on subjects and guides are very welcome for future walks.

John Beveridge

Details and conditions for the summer walks:
1. Days of week : Most of walks are on Wednesdays. But note exception of Thursdays for July 11th and August 29th walks.
2. Timings: Start time is 6.30pm except for walks on and after 21st August which will start at 6pm because of fading evening light.
3. Donation of £2 to the Trust is requested from each person on each walk.
4. Booking: Advised to secure a place and avoid disappointment. Contact the Heritage Centre no later than 9am on the day of each walk. Tel: Win B51664 or e-mail: secretary@cityofwinchestertrust.co.uk.
5. **Walk June 12th**: We have kindly been invited to drinks and canapes by Elizabeth Proudman at the end of the walk. Donations to the Trust requested from all those attending.
6. **Walk July 3th**: Additional payment of £2 to Winchester College requested from each person.
7. **Walk July 11th**: Additional payment of £2 to Wildlife Trust requested from each person. Be prepared for a walk of 2 miles with uneven boggy ground and crossing over stiles. Select appropriate footwear depending on state of ground. (Call Rachel on 07786 777498 for advice on the terrain). Walk may last 2 hours. For help in identifying meeting place, look at Wildlife Trust web site (WWW.hwt.org.uk). Follow the links: Reserves; Winnall Moors; How to get there; download new reserve leaflet with map. Otherwise contact John Beveridge via Heritage Centre.
8. **Walk August 21st**: Additional payment of £2 for St Cross Hospital requested from each person.
9. **Walk August 29th**: Additional payment of £3 for WARG requested from each person.

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.

Trust Design Awards 2013 - TrustNews Jun 13



Entries for this year‘s Design awards have been coming in steadily and judging will take place during June and July.

Architect Paul Appleton has been appointed chair of the judging panel. Paul is a partner with Allies and Morrison where he is responsible for a whole range of the practice's work, leading a number of public, cultural, educational and urban projects. He is currently a member of the CABE Design Review Panel. He will be assisted by a panel of 4 trust members.

There are ?ve categories for awards: New Buildings, Refurbishment, Signs & Shop Fronts, Landscape works and Sustainability. Entries are welcome from small scale domestic schemes through to major developments. Awards will be given for schemes which display a high standard of design, make a lasting contribution to the City of Winchester and demonstrate a positive understanding of the character of the surroundings.

Trust members will be able to see the shortlisted entries at the Trust AGM in September where they will be invited to vote for the “Members Choice” award. All the awards will be presented at a ceremony to be held on 21st October at the University. The winners of the last Trust Design Awards held in 2010 included the new Trinity Centre, the Winchester University Centre, the Discovery Centre, St Cross Church interior lighting [pictured] and Queen Elizabeth Court.

Time Gentlemen, Please! third edition - TrustNews Jun 13



By popular demand Phil Yates, our Honorary Member and author of “Time Gentlemen, Please!", has brought into his 3rd Edition all the changes to Winchester’s Pubs, Breweries and Hotels which have occurred since the publication of the 2nd edition in November 2007. There have been an amazing number of changes in such a relatively short period and it has been a remarkable achievement that Phil has recorded these with some 40 amended pages, with new establishments including three new mini-breweries and requiring some 14 new photographs. The 3rd edition will be printed in black with a silk coated finish, which will benefit the display of photographs. There will be a new coloured cover for the latest edition.

The book is again to be printed by Sarsen Press and the launch is planned for October 2013 in time to provide a useful Christmas present when available in Winchester bookshops for £9.95. Phil has donated profits of his book to the City of Winchester Trust and it has proved to be a most generous support for the Trust, for which we are very grateful.

Membership - TrustNews Jun 13

A warm welcome to the following new members:
Mr & Mrs A Goldsby,
Lt.Col J. Freeman,
Dr & Mrs N Braakenburg,
Mr N Billington,
Mrs J Chapman-Andrews,
Dr John Acres

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.

Footer - TrustNews Jun 13

The City of Winchester Trust Ltd · Winchester Heritage Centre · 32 Upper Brook Street · Winchester SO23 8DG
Tel: 01962 851664 · E-mail: secretary@cityofwinchestertrust.co.uk · www.cityofwinchestertrust.co.uk
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