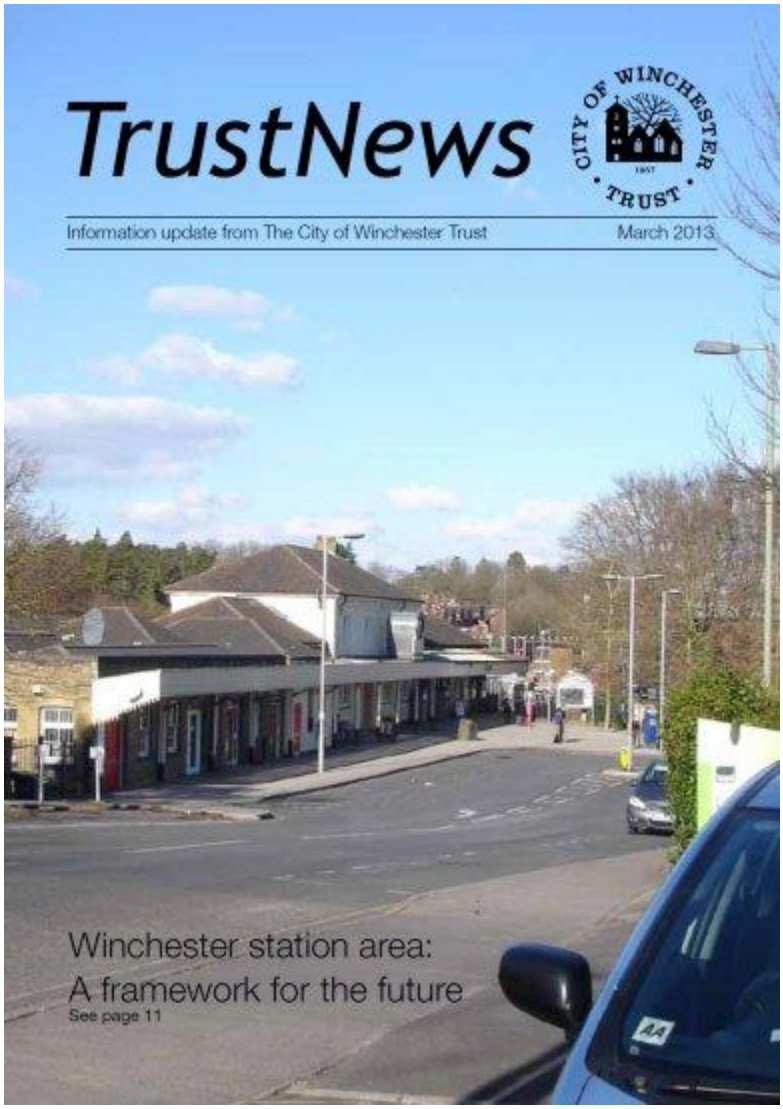
Title Picture - TrustNews March 13



Winchester station area: A framework for the future

Chairman's Jottings - TrustNews Mar 13

One of the main events so far this year has been the display of Roger Brown’s model of Winchester in the Great Hall. The model has been brought out of storage, repaired and now looks immaculate. The model is about four and a half meters in diameter and one is amazed at the amount of research required and all the work that was necessary for its construction. I was told that it took 9 years to build and I know that Roger was helped to a considerable extent by Michael Morris who was at the County Architect's office at the time of this project.

Roger Brown was Chief County Planning Officer and undertook the model on his retirement from that post. He has threatened to set fire to it but it seems far too valuable an asset to carry out such a drastic solution to a storage problem. The County has undertaken to look after the model until such time as a permanent

solution to a display area can be arrived at. If anybody has any inspirational ideas, please let me know. The County Council has confirmed that the model will remain on display in the Great Hall until 15th March 2013.

Barton Farm continues to exercise the minds of the Winchester Trust. No doubt as many of you know, outline approval was granted by the Minister of State, Eric Pickles, last year. Design codes are currently being prepared which will be incorporated into the detail planning applications. These codes are currently being discussed and monitored between the developer, the local authority planning department and a number of local pressure groups including the Winchester Trust.

With the Government drive for large numbers of housing units, it would seem to be a great opportunity to examine and possibly re-think the way in which estates are planned, particularly in the face of over-use of resources from land through to material provision and fuel supply. It could be suggested that it is irresponsible not to re-think the ‘developer’ estate. Densities generally are far too low, currently the average is around 30-35 units to the hectare; double would appear to be far more appropriate. Moreover it is an important human consideration that any large scheme should be a joy to live in and should provide a sense of place to be proud of; in other words it should be aesthetically pleasing with a strong sense of community.

The Trust is once again preparing to organise our Design Awards scheme and David Marklew has bravely undertaken to organise this event. I say bravely because from past experience I know that there is a great deal of work with many frustrations attached to the organisation of such a scheme! On the other hand the awards are highly respected within the profession and they do help towards encouraging a good standard of design, so we consider it an important contribution towards improving Wincherster's building scene.

Keith Leaman

Planning Appraisal Group - TrustNews Mar 13

The Trust has recently been approached by members about two particular planning issues.

The first concern was about **Chestnut Meads, Kingsgate Road**, a Victorian house of some considerable presence that has been standing empty for some years after being given permission to be refurbished for three dwellings, with two new houses in the garden behind. During this time there were worrying signs that the inadequately protected building had been degenerating. When at last there were signs of activity on the site, and the new owner, Bargate Homes, put up their signs, the building was shrouded in hoarding, leaving us with many anxious queries: What are the developers up to? Why is there no roof? Are they demolishing the building? Part of the original permission involved replacing the roof and the supporting timbers, and when the roof was removed the walls became unstable and some very disturbing structural faults were found; it became apparent that a large proportion of the walls also needed replacing. Fortunately the house has a cavity wall, with the inner and

outer walls having the same brick, and all the sound bricks have been salvaged. Work is now taking place to rebuild the walls with the original bricks on the outer skin, using lime mortar as would have been done in Victorian times, and an application to legalise this larger-than-expected rebuild is wending its way through the planning system.

The second scheme, to demolish part of the wall on the front boundary of **27 Clifton Road** for off-street parking, has caused a considerable amount of outrage in the locality for a variety of reasons. These include the loss of parking spaces on the road in front of the entrance and being contrary to the areas Neighbourhood Design Statement, a conclusion reached following the damaging effect of similar demolitions that have been allowed in the past. We felt that these regrettable past errors should not be compounded, and objected to the proposal, feeling that being immediately adjacent to Oram‘s Arbour the wall’s demolition would be detrimental to the appearance and character of this part of the Conservation Area.

Decisions have been made on three schemes mentioned in the last TrustNews. The proposal to replace **28 Chilbolton Avenue** with a block of flats and two detached houses at the rear has been withdrawn. The demolition of **68 Stoney Lane** to make way for ten dwellings on the site and behind **Nos 58-72** has been refused because of the cramped layout that would result and the possible effect the development would have on trees in adjoining gardens. The proposal to demolish **116 Christchurch Road** for six dwellings has also been refused as having a cramped layout, being intrusive in the street scene and having an inappropriate mix of dwelling sizes.

A more suitable mixture of dwelling sizes was proposed for the demolition of **Beaconsfield House, 88 Andover Road**: one 4-bedroom and a row of five 3-bedroom houses, and a block containing one 1-bedroom and five 2-bedroom flats. We felt good use had been made of the site and the public open space adjoining Winton Close to the south, but regretted the lack of pedestrian access through the site from Park Road and the high fencing along part of the Park Road boundary.

Interesting use of the site was made of the rather unloved area of land at **Sparkford Road & Erskine Road**, where it is proposed 18 affordable dwellings should be built at the eastern end of Erskine Road. We welcomed the 100% provision of rentable and shared-ownership affordable dwellings (nine 2-bedroom and nine 3-bedroom), the use of solar panels, and that a good part of the site was to be improved by “trim trails”, play areas and recreational space. However, we regretted the lack of innovative design for the houses and the fact that only Code 3 sustainability was being aimed for, while appreciating that Code 5 sustainability would be unviable for affordable housing. Congratulations to A2 Dominion New Homes for not insisting that yet more 4- and 5-bedroom marketable houses are essential for a successful new development.

Shione Carden

Barton Farm - Update - TrustNews Mar 13

Some of you may have seen Cala's exhibition in the Guildhall last month, following which the Chronicle reported that the main concern of visitors was the diversion of Andover Road through the new housing estate. This has also been our major concern so far and, at our last meeting with Cala and their architect, we asked how and why the diversion had become part of their scheme. The answer is that the architect proposed this as a solution to the City's brief, which, amongst other things, required the estate to be integrated with Winchester and the shopping centre to be vibrant and successful. By taking all the traffic through the shopping area the architect argued that it will attract many more shoppers, and that the diversion will also ensure that Barton Farm will seem much more a part of the City because its existence will be well known, and because of the removal of the road barrier between the new estate and the existing development to the west. The idea had not originally appealed to Cala but, they said, the architect had convinced them. So we challenged them to try to convince us, and this they have agreed to do at our next meeting with them early in March. Our objections are that it seems absurd to divert traffic through a residential area, that the shopping centre will be unpleasantly traffic dominated, and that the supposed barrier of the present road, once moved, will then become a barrier within the estate.>

This issue tends to dominate all discussion about Barton Farm and, because it is a fixed element of the outline planning approval, we are told that no change is possible unless both Cala and the City Council agree to it. To complicate matters, we understand that the Andover Road closure is part of the last phase of the development in 15 years time and we don't yet understand how it will be handled.



Artist impression of development-Cala Homes

So we must not forget that in the meantime it is equally important to work with Cala and the City to ensure that the Design Codes produce the best possible outcome for the many elements of the development that have not yet been decided. These include vitally important things such as the arrangement of the secondary roads and the housing densities around the site, sustainability measures and the provision for renewable energy, and the actual design of the buildings and the landscape. Not least are the arrangements for walking, cycling, driving and parking, not only within the site, which are Cala's responsibility, but to and from the site, which is the responsibility of the County highway engineers using money paid to them by Cala.

What is a design code? Very briefly summarised it is instructions written by the master planner for how the development is to be designed (using words and graphic illustration in the form of both rules and advice), so that the architect (whether of the whole development or of a part) knows the parameters within which there is scope to design the project in detail. Design codes for all aspects of Barton Farm have to be approved by the City Council before a detailed planning application can be made.

Michael Carden

Trust Design Awards 2013 - TrustNews Mar 13

The Trust will shortly be inviting applications from architects, landscape architects, designers and building owners for the 12th Winchester Design Awards.

Entries will be made under the following categories:
1. New Buildings
2. Refurbishment, conversion or rehabilitation of an existing building
3. Landscape works including hard & soft, street furniture and lighting
4. Public Art, Signs & Shop Fronts
5. Sustainability: schemes which make a significant contribution to energy conservation and/or reduced carbon footprint.

Judging will be by a panel of four Trust members chaired by an invited and prominent member of the design professions living and practising outside Winchester. Awards will be made for schemes which display a high standard of design, and make a lasting contribution to the City of Winchester as seen by the public, and demonstrate a positive understanding of the character of the surroundings.

Judging will take place during the summer and Trust members will be invited to vote for a Members Award at the AGM in September. The awards will be presented at a special event in October 2013.

Summer Walks Programme 2013 - TrustNews Mar 13

First half: June 5th to July 17th

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

We are publishing the first 7 walks in this edition of Trust News with the remaining ones appearing in the June edition. We are, with one exception, organising the walks on Wednesdays again. The Trust Council discussed which day of the week we should choose and whether we should revert to Thursdays but decided to keep to Wednesdays for another year. I know this is not suitable for some people although it is better for others. We will review the day chosen at the end of the year, so views on all this are welcome. Having said all that, one of the walks, the visit to Winnall Moors Nature Reserve on 11 July, is on a Thursday because the fishing club have the trout fishing rights on Wednesdays and would not welcome a visiting group disturbing the fish.

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.

We have been well served by a number of faithful guides over the years and many of them are helping us again this year for which I am very grateful. In the first half we have two new guides who are very welcome. One of them, Chris Grover will be drawing from her extensive knowledge which has been revealed in her new book about Hyde published in 2012 with the same title as the walk.

As always ideas on subjects and guides are welcome.

John Beveridge

Details and conditions for the summer walks:
1. **Timings etc**: Meet at 6.20pm for a punctual 6.30pm start, each Wednesday. But note exception of Thursday for July 11th.
2. **Donations** of £2 to theTrust is requested from each person on each walk.
3. **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 851664 or e mail: secretary@cityofwinchestertrust.co.uk
4. **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.
5. **Walk July 3th** Additional payment of £2 to Winchester College requested from each person.
6. **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.co.uk). Follow the links: Reserves; Winnall Moors; How to get there; download new reserve leaflet with map. Otherwise contact John Beveridge via Heritage Centre.

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.

Membership - TrustNews Mar 13

A warm welcome to the following new members:
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.

Organisation - TrustNews Mar 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)

Trustees 2011/12

Chairman	Keith Leaman
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
	Cllr Barry Lipscomb
	Nick McPherson BArch RIBA MA
Newsletter	David Marklew BSc CEng MICE
	Judith Martin MSc
	Antony Proudman MA CEng FBCS
Hon Treasurer	Peter Radcliffe FCA
	Peter Rees MA
Membership	Judith Rich O.B.E
	Capt. Antony Skinner RN
	John Stanning BA

TrustNews Editor	David Marklew/Matthew Huntley
TrustNews Printer	ADH Printing, Kingsworthy
Website	Barrie Brinkman
	Judith Rich O.B.E
Archivist	Nick Hirst BSc (Hons), MRes

The Government's appetite for reform of the planning system continues unabated as it persists in believing that planning is a barrier to their overwhelming priority of economic growth. Civic Voice and the Trust acknowledge the need for a strong economy but believe the Governments view of planning is profoundly mistaken and that a robust planning system is an essential component for delivering high quality development in the right place. So the Trust considers Civic Voice's role of lobbying the Department of Communities and Local Government on behalf of all its members is extremely valuable and, with the help of experienced practitioners available to them, they can respond within the shortened time now given for consultations. And this lobbying extends to meetings with Eric Pickles, the Secretary of State and the current planning minister Nick Boles, thus helping to get the civic movement's views across to those making decisions.

Recently proposed changes to planning include: removing the need for planning permission for larger extensions to buildings, removing the need for permission for change of use of buildings from employment to housing, and relaxation of rules on the siting of broadband cabinets and overhead fibre networks.

One of the campaigning priorities for the current year agreed at the AGM of Civic Voice is the promotion of local lists of buildings considered important to the community. Although a local list does not give the same level of protection as a statutory list, they have been considered valuable in those local authorities that have them. The central area of Winchester has a measure of protection from its designation as a conservation area; yet the Trust believes a local list would be a useful addition, particularly beyond the conservation area. It has tried, unsuccessfully so far, to interest Winchester City Council in this, as the local authority needs to give it a certain level of support. By asking for Civic Voice's help, we have been put in touch with several civic societies which have encountered the same problem of lack of support from their local council. So this is another recent instance of a benefit we get from our membership.

Schools illustrated poetry/prose Project - TrustNews Mar 13

The Trust's invitation to a number of schools to take part in an illustrated poetry/prose event has already produced some results — and they are imaginative and surprising! The idea is to inspire the young students to write about some aspect of Winchester and illustrate their efforts. There will be a full report in the next Trust News.

Winchester Local Plan - TrustNews Mar 13

Winchester City Council's Local Plan Part 1 has been found 'sound' by a Government Planning inspector. This follows several years of preparation with extensive participation and public consultation where the Trust has been a significant contributor. Planning inspector Nigel Payne has concluded that the Plan "provides for a sustainable pattern of new development across the District".

On housing the inspector concluded that the Council should aim to see development consistent with the upper level of the range of houses communities had sought in the market towns and larger villages. He also said there was capacity for additional houses to be built in the proposed extension of the community at Whiteley. The City Council says that taking into account houses completed, planning permissions granted and strategic allocations at Barton Farm, North Whiteley and West of Waterlooville, it has already identified locations for 10,500 of its allocation just a couple of years into the 20-year plan period, leaving around 2,000 to find through Local Plan Part 2 which has recently started.

However, far more disappointing from the Trust's point of view is the inspector's decision to allocate the former Bush?ed Camp for employment. The City Council had identified this as an "opportunity site" but the Trust has been strongly arguing that any development on the site would be totally inappropriate because of the impact on Winchester's setting and in particular its proximity to and visibility from the South Downs National Park.

The inspector's recommendations are binding and will now be put to the City's Cabinet and Council to allow final adoption of this first part of Winchester's new Local Plan.

Patrick Davies, who chairs the Trust's policy committee said "This decision is deeply disappointing and seems to have little regard for the unique setting of Winchester. The Trust will now have to concentrate on looking at ways of minimising the impact of any development proposals."



Bushfield from St Catherines Hill

Planning Reform - a meeting with Steve Brine - TrustNews Mar 13



In December, we were invited by Steve Brine to meet him at the House of Commons to explain the Trust's concerns about the government's planning reforms. It is not that the Trust is opposed to reform, which in many respects is long overdue, with regulations and guidelines piled one upon another over the years — much like the tax system. All would agree that reform of either should be a matter of rationalising the complicated rules and processes with the primary objective of improving the system so that it achieves its objectives with a minimum of fuss and with maximum clarity. Our worry is that the objective of good planning is being subsumed by the governments wish to energise the national economy, with the risk that the proper role of the planning system will be weakened.

For Winchester this means that care for the character of the City and its setting will not receive as much attention as it deserves in the push for growth. A good example is the way in which Conservation Area legislation was introduced not to prevent change and growth but to ensure that it enhanced the character of the area in the process. This caused all concerned to think about enhancement as well as change, and emphasised the need for forethought and good design. Giving overriding economic priority means that the degree of control local government can apply and the resources it can muster to ensure good design (of areas as much as individual buildings) is being reduced. At the same time the government is emphasising the critical importance of good design in creating a successful local economy, but has so far given little help or guidance on how this is to be delivered.

During our meeting Steve was very understanding and said he would use every opportunity to make our case for improving as well as simplifying the planning system. We in turn need to brief him well as we develop not only our ideas on the subject as a whole, but on imminent new developments affecting the character of Winchester, such as Barton Farm of course, and the need to think well ahead about potential areas of regeneration within the City, such as the area around the station, which are both discussed separately in this issue.

Michael Carden

An Action Plan for the Station Area - TrustNews Dec 13

The Winchester Town Forum adopted its ‘Vision for Winchester’ in September, described in its forward as a ‘vision for the things we want to achieve’. The 2020 group (combining the Trust and WINACC) have been saying to both the Town Forum and City Council that one area of Winchester that really needs its own vision is the Station Area. This is an area where much will happen over the next few years, and so it will be critical to have a clear vision of how we want it to develop.

The Station Area, which we define as including the car parks around the station, the Cattle Market car park and areas linking to the city centre, is the single largest area within the city likely to experience significant change over the next few years. On the edge of the historic centre, it also contains large areas of underused land and relatively poor quality buildings. The view as you enter the city over the Andover Road railway bridge says nothing about the quality of the city centre, and this is just one of four major road approaches to the city which passes through the station area. The station itself has a footfall of 11,000 visitors a day, compared to an average of 16,000 per day seen on the CCTV cameras on the High Street. A significant number of these each day will be first time visitors for whom finding their way to the city centre will be a confusing and less than uplifting experience. As Waterloo expands its capacity and the cross-country line to Birmingham and the North is electrified, numbers arriving in Winchester by rail can only increase.

In Weeke the community is engaged in developing plans for its own future, and in Stanmore also. The Station Area on the other hand has, for its size and significance, very few residents, most of the area being owned by just three big landowners. We are therefore suggesting that the Town Forum and the City need to commission a study that will lead to the development of a ‘Framework’ or ‘Action Plan’ to guide future development.

So, how could this Action Plan work?

The guidance it provides would need to be flexible, as development of the area will almost certainly continue to be market led. The Action Plan would set overall objectives for the area, to ensure that individual sites deliver these. These objectives would concentrate on ensuring the quality of the public realm (streets and squares). The aim would be to make the area a pleasanter place not just to move through to the city centre, but also in which to linger and live.

Contrary to the widely held view of them, developers are primarily risk managers and not risk takers. They will, in general, appreciate clear guidance on how their developments can act together to improve the quality of the area and therefore the value of their investments. By setting out a clear vision for its gateway, the City will be sending a message of confidence to investors. By managing expectations from the beginning, we can ensure the best quality of outcome for the area.

If you would like to know more on what we are suggesting, come to the presentation and discussion on 7th March at 6 15pm, in the United Church.

David Ashe

Winchester station Area: A framework for the future - TrustNews Mar 13

Winchester station area:
A framework for the future
Thursday, 7 March 2013 - 6:15pm - 8:15pm
United Church, Jewry St Winchester SO23 8RZ

The area round the station is vitally important to Winchester's future: what people see as they enter the city by rail and by road, how they get from the station to the shops and the historic centre, opportunities for living, work and leisure nearby. Some suggestions and lively discussion hosted by the **City of Winchester Trust** and **Winchester Action on Climate Change** for their members and guests.

Speakers: David Ashe of C H Design and Paul Bulkeley of SNUG projects will give an illustrated talk, followed by discussion.

To book: email events@WinACC.org.uk saying which organisation you are in.

6.15 refreshments, 6.30 start.

Trust Members Visit - TrustNews Mar 13


St Michael at Farnborough

It is hoped to arrange a visit, in the summer months, to the Abbey church of St Michael at Farnborough. This remarkable building was built in 1883-8 for the Empress Eugenie to create a mausoleum for her late husband, Emperor Napoleon III. The reason for this unlikely location is that they were exiled there from France after the fall of the Second Empire in 1870.

The tour will be led by Michael Carden, who has a long professional connection with the Abbey. Lunch will be arranged nearby.

As always, an early indication of interest is sought. There is little purpose in arranging a visit if there is no support. Please indicate your interest to our Secretary.

I am contemplating a visit to Spitalfields, restored by determined local people, a triumph against developers who later cooperated in large scale reconstruction. It would be impossible to visit Spitalfields without including Christchurch, a master-piece by Hawksmoor. It too was nearly lost due to neglect but local interest and determined campaigners brought back its magnificence. Again, expressions of interest, please.

Iain Patton

Useful Websites - TrustNews Mar 13

Useful websites: www.britishlistedbuildings.co.uk/ provides details of Listed Buildings throughout the country. The inspiration behind this website came from the realisation that there isn't a simple, UK-wide database of listed buildings that's accessible via

the Internet. It is an unofficial site but appears to be pretty accurate, if a little awkward to use.

Footer - TrustNews Mar 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
Pre sident: Professor Joy Carter, Vice-Chancellor, University of Winchester
Chairman: Keith Leaman: · Hon Treasurer: Peter Radcliffe F.C.A. · Secretary: Mollie Francis
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