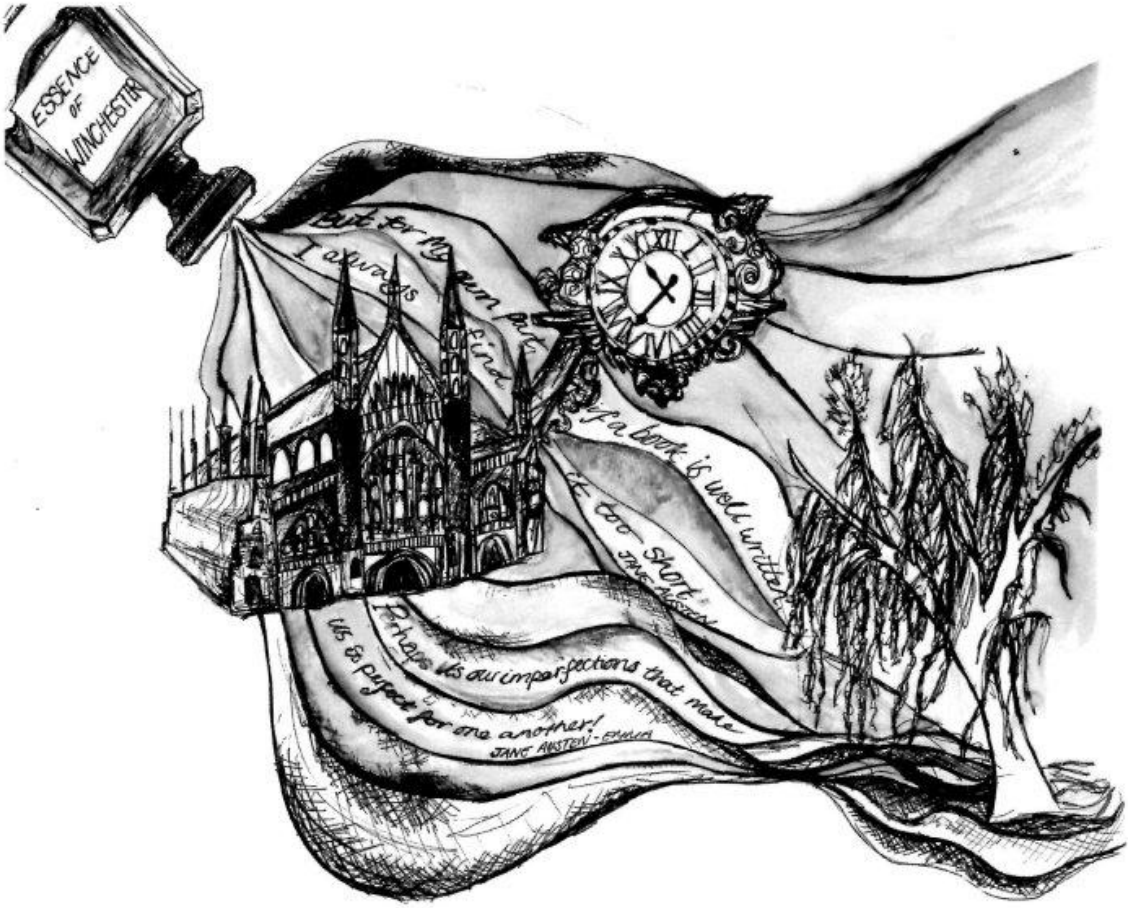
Title Picture - TrustNews Sept 13



Essence of Winchester by Matilda Sylvestro (Westgate School)

Chairman's Jottings - TrustNews Sept 13

The last three months have been quite busy with two visits, one from members of the Guildford Trust and one from representatives of the Malvern Civic Society. There is nothing quite like leading visitors around the City to appreciate what is both good and bad about an environment you think you know really well. Everything you look at becomes much more sharply highlighted and I realized once again how lucky we are to live or work in such a City, with its views of the hills around, its internally layered views and glimpses of steep roofs, spikey chimneys and of course the Cathedral, all reflecting layer upon layer of history. So, as you can probably tell, I enjoyed the walks and I know all our visitors were impressed with the City of Winchester.

As you are all probably aware, there are regular walks on Wednesday evenings, all of which are well attended. John Beveridge has undertaken the organisation of these guided walks and deserves a huge vote of thanks for what I know can be a time-consuming and, on occasions, a frustrating activity to make certain the evening runs smoothly. These walks continue into September.

We continue to monitor progress on the design stage of the Badger Farm development and Michael Carden and the 20/20 group have devoted many hours at meetings with the developer's representatives, trying to obtain the best results possible from this large housing scheme.

You may recall that, early this year, a meeting was held in the Discovery Centre to discuss the Station Approach area. The station, its road and footpath links to the City centre have for many years been unsightly and not a good introduction for visitors to Winchester. The meeting was well attended, not only by the public, but by representatives from the Hampshire County Council and Winchester City Council. Subsequent to this meeting, Winchester City Council have organised a competition to compete for the work necessary to evaluate this whole zone and come up with answers as to how best to develop the area. Tibbalts, a well-known planning firm, won the contract and we look forward to hearing their findings.

Michael Carden and I were invited by Steve Brine, our Member of Parliament, to meet him at Westminster. We had a fascinating time, first of all wending our way through this historic building and then being entertained on the terrace overlooking the Thames. We had a question and answer session on all the various issues that exercise the Winchester Trust, most of which have been aired in copies of the previous issues of Trust News. Steve Brine is obviously well versed on Winchester matters and I hope he found the meeting as informative as we did. He felt that it would be useful to meet with the Trust on a regular basis in order to discuss matters relating to Winchester.

This leads me to the Annual General Meeting which is to be held on Monday 23rd September. Steve Brine has kindly agreed to give the main address with strict instructions to keep off politics! We are hoping to be entertained by four young students from the various schools that recently competed for space in a book of illustrations and prose that we are launching at the AGM. The students selected will be reading examples from the book and the Vice-Chancellor, Professor Joy Carter, has agreed to undertake the introductions.

CHANGES AT THE TRUST

I would like to announce that David Marklew is retiring from the editorship of the Trust News. He has undertaken an excellent job over a number of years for which he deserves all our thanks. Matthew Huntley has agreed to take on the editorship for which we are most grateful. We also have a new secretarial arrangement at the Heritage Centre. Mollie Francis will be continuing to hold the fort on Monday mornings and Janet Wiles will be in the office on Wednesday mornings and also taking minutes of our meetings. I would like to welcome Janet, who has recently joined us and give a big ‘thank you’ to Mollie for keeping us all in order since Vicky left.

Keith Leaman

The only major development that we have seen recently is the proposal to build 11 dwellings following the demolition of **Woolverston, Bereweeke Road**, a site that has already caused considerable local concern because of the felling of boundary trees that was reported in the last TrustNews. The landscape scheme made no effort to replace them and the design and scale of the proposed housing seemed very inappropriate for the site. We did not feel that a development that included a 5-bedroom, a 7-bedroom and three 6-bedroom houses would meet Winchester's housing requirements in a satisfactory manner, and suggested that in their stead there should be some 4-bedroom dwellings. We also felt that the standard suburban layout would seem cramped and result in gardens that would be too small for the larger houses, which had a style that would usually be set in more spacious surroundings. Another concern was the additional traffic that could be generated by the residents using the 46 new bedrooms, some of which would of course be double. It will come as no surprise that we objected to this proposal.

A new scheme for **116 Christchurch Road** proposed four dwellings instead of the six that had been refused previously. Although reduced in number, we still felt it would constitute overdevelopment of a site located in an area where larger houses in generous plots predominate and we therefore objected. It was claimed that the three dwellings along the frontage looked like a single house, but we considered that the subdivision of the front gardens and the changes of level did not support this. We were also concerned about the garage block at the rear of the garden, feeling that late-night parking could disturb those living in the 2-bedroom studio above the garages, accommodation that had the added disadvantage of having first-floor windows that opened only onto the railway embankment behind.

A large number of the applications we saw related to one of our pet hates: the so-called dormer or, more accurately, shed on the roof. The architectural description of a dormer is “A window placed vertically in a sloping roof and with a roof of its own. The name derives from the fact that it usually serves sleeping quarters. " While their use may agree with this definition, nine times out of ten their form is nothing at all similar-apart from the fact that they have a roof of their own - usually being a large box-like structure that stretches the whole width of the rear roof slope. They are particularly intrusive when the house is part of a terrace or is semi-detached, and we continue to object (not always with the result we hope for) to such proposals in various locations such as **St Faith's Road, Greenhill Road and Elm Road**, to name but a few.

The Trust has had several interesting pre-application presentations or discussions, something we very much appreciate at this early stage in the process. The schemes were for the refurbishment of **Wellington House & 78/79 Kingsgate Street** for residential use, a new dwelling in the garden of **Lommedal, Milnthorpe Lane**, and an exploration of how to make use of some semi-derelict land hiding behind **21-24 The Square**, which was especially interesting because we were able to visit the site.

The holiday season has not been helping the Planning Department, which seems to be having some problems recording new applications and their decisions without any delays. We understand that a recruitment drive is in the offing.

The Planning Appraisal Group is finding itself in a similar situation, as several reserve panellists have recently moved away or cannot continue. So if any members would like to take part in this important component of the Trust's activities, please let us know. We have a number of regular weekly panel members, but they do occasionally go away on holiday or are ill - or even have a social engagement! - and we need more people to act as reservists to fill in for the occasional missing panel member. There is an architect on each panel, so no great planning knowledge is necessary; all that is required is enthusiasm, a wish to preserve the character of Winchester and being prepared to spend some of the morning at the Planning Office, starting at 9.30am on a Thursday. Please don't feel shy about coming forward if you would like to help — we need you!

Shione Carden

Local Listing - TrustNews Sept 13

The concept of listed buildings is well understood, and Winchester has plenty of them. From Grade I (the Cathedral, Winchester College Chapel), Grade II* (Jane Austen's house, the Pentice) and Grade II (literally hundreds of less significant but still important houses and other structures in Winchester, from Clifton Terrace to Abbey Passage, from the extraordinary Jacobean arch inserted in the wall of Hyde Close to the Littlehales Fountain on Oram's Arbour), the city is well supplied with heritage.

Now there is a chance to extend some protection to lesser heritage assets (a government definition that can mean just about anything more than 30 years old with any degree of significance) through the production of a Local List.

Local lists are not a new idea, but they have been given a boost by inclusion in the recent National Planning Policy Framework. Now the City of Winchester Trust is delighted that the City Council is planning to create local lists as part of its Local Plan. Unlike the national lists, local listing does not give statutory protection against demolition or alteration, but it will signify value and influence planning decisions, so the Trust has long hoped for this measure of protection for those buildings we all value even if not seen as being of national importance.

Alison Davidson, the City's Head of Historic Environment, has invited the Trust to be part of the nomination and selection process. The listing will cover the whole district, but of course the Trust will only be involved with the six non-parished wards: Saints Barnabus, Bartholomew, John, Luke, Michael and Paul.

So we would like our members' involvement. Criteria set out by English Heritage for local listing include age, rarity, aesthetic value and other characteristics that also apply to buildings that are already nationally listed, but an added element is 'social or communal value'.

Further guidance will come from WCC, but pending that we can make a start on areas that are particularly vulnerable to development. One such area is around the station/cattle market area (see photo of the Register Office).



So please start thinking about previously unregarded buildings, landscapes or archaeology that could benefit from being included in the Local List. We hope to have a more detailed modus operandi in the next TrustNews, but early birds can send descriptions and ideally a photo to the Secretary at the Heritage Centre, or email secretary@cityofwinchestertrust.co.uk.

Judith Martin

Barton Farm and the Station Area - TrustNews Sep 13

The informal 2020 Group, made up of Trust and WinACC members was formed to explore how Winchester could best develop into an attractive and sustainable city by 2020. Currently we are deeply involved in both Barton Farm and the Station Area developments.

The basic elements of **Barton Farm** were fixed by agreement between WCC and CALA Homes, and given outline planning approval by the Secretary of State. However, there are numerous aspects that have yet to be designed before WCC will give the detailed planning approval necessary before work can start. It is not yet known whether all or only a proportion of the development will be the continuing responsibility of CALA and their architects John Thompson & Partners (JTP) and, in any case, not all of the buildings will be designed at the outset. The first phase (the north and south sections of the site) will be by CALA and JTP, but to ensure certain standards and homogeneous character, they are also responsible for the Design Codes that will guide the whole of the development. These Codes must be approved by WCC even before a detailed planning application for Phase 1 can be submitted, and they are the ongoing subject of research, negotiations, workshops and public participation. There are some pre-fixed elements (such as the road diversion and overall housing density) which the Trust would have wished otherwise, but our

sphere of influence is constrained. On all other matters we have found WCC, CALA, JTP and the other consultants ready to meet, engage in discussion and modify their proposals if our case is well enough argued, and generally we are very satisfied with the way the Codes are taking shape. But we are still endeavouring to influence such things as the distribution of houses around the site, preferring denser housing areas with larger green spaces, better cycle routes both within and outside the site, and higher levels of sustainable construction which, if not adopted, could mean that Barton Farm will lag behind best practice long before it is completed and, of course, the actual design of the buildings. JTP have an excellent record of extending their influence beyond design into what is now being called ‘social sustainability’, meaning the continuing sense of place and contentment of those who live in a new development, together with the approval of neighbouring areas and, in this case, the whole of Winchester. It is a matter of deep regret to the Trust that this green wedge will be lost, but it is some compensation that all concerned are determined the development will be a credit to the city, though not always agreeing on how best to achieve this objective.

The Station Area is one of the three neighbourhoods used by 2020 to illustrate how regeneration of the uglier areas of Winchester could meet much of the demand for housing and commercial growth instead of repeatedly building on our unique landscape setting. Moreover, regeneration would also provide the opportunity to enhance the character of the city where it is most needed. The City Council have also been considering the potential of their land adjoining the station and have adopted virtually the same extended area that we proposed. An advantage here is that the largest sites are owned by the City, the County and Network Rail, and there is reason to hope that they all see that a comprehensive pattern of redevelopment, which creates an attractive urban environment, could enhance both land values and the reputation of Winchester. WCC has moved fast and selected (by tender) Tibbalds Planning & Urban Design to produce a high level Development Assessment of the extended area. This will be confined to land values and development potential, but viewed firmly in the context of a cohesive development taking into account all that we have asked for in the way of public space, character and so forth. Development of the area is bound to take place over a number of years and in many different hands so, like Barton Farm, it will need something akin to a master plan though within a more flexible urban design framework to ensure a truly successful outcome for visitors and the people of Winchester in addition to simple financial success. We are concerned that although the aspiration is there, the means of its implementation is still unclear. Fortunately the Trust and WinACC are included amongst the stakeholders whom Tibbalds have been instructed to consult, and we remain in regular contact with Council officers on the subject.

Michael Carden

Reciprocal Visits - TrustNews Sep 13

In 2012 members of the Trust made two most successful visits to Guildford and Malvern which were reported in TrustNews. These were possible only with the

support of our fellow societies namely the Guildford Society and the Malvern Civic Society.

This year, we have sought to repay their hospitality. On 30th June some 20 members of the Malvern Civic Society arrived by coach and were led by Keith Leaman and Iain Patton to the Heritage Centre for refreshments and some explanation and discussion of our activities and problems. They then divided into two parties, led by Keith Leaman and Robin Freeman, for a tour of the city which ended beside the Cathedral. Our visitors then dispersed for lunch and individual exploration.

On 18th July, some 24 members of the Guildford Society arrived in the morning and led to the Heritage Centre, this time through the site of the Silver Hill proposals, for refreshments. They then set off, in two groups and in extreme heat, on tours of the city, led by most experienced Blue Badge guides Elisabeth Proudman and Tina Reid. They returned, tired but impressed, to the Heritage Centre for a sandwich lunch and discussion of shared problems. In that, they were greatly assisted by the presence of Alison Davidson, Head of Historic Environment at Winchester City Council.

After lunch, a large group walked to Winchester College and enjoyed visiting the Archives there and a talk by Suzanne Foster. Undaunted by the heat, they went on to St Cross Hospital for a guided visit before returning to their cars. Full marks for determination in the extreme heat.

We are most grateful to Elisabeth, Tina and Robin for their major contributions to these visits.

Iain Patton

Sir Colin Stansfield Smith - TrustNews Sept 13



With the death of Sir Colin Stansfield Smith CBE, the Trust has lost one of its most distinguished members. He trained at the Cambridge University School of Architecture under Professor Sir Leslie Martin, who shared the leadership of the

design team responsible for the Royal Festival Hall. Under Sir Leslie Martin, the School was noted for its vigour and unswerving loyalty to the Modern Movement.

The teaching and values of the School lay at the root of Sir Colin's thought for the rest of his life and the aura of Cambridge never lost its fascination for him. A visit to Cambridge with him was something to look forward to with eager anticipation.

Coming as its Architect to the ‘reorganised‘ County of Hampshire in 1974, his responsibilities embraced work in the cities of Southampton and Portsmouth. Both had capable architects departments unburdened by membership of the School Building Consortium which had come into being in the 1950s and 60s. The consortium had been created out of concerns with the economics of scale, reliability of supply and speed of construction but the seeking after architectural excellence was not a primary objective. Hampshire was one of the founders and the largest member of that SCOLA Consortium.

The attainment of architectural excellence drove Colin's ambition. As a result, with his coming, the end of Hampshire's membership of SCOLA became only a matter of time. When it came, the remarkable talents of many of the younger members of its Architects Department could be made full use of for the first time. Architecturally adventurous buildings of much better environmental performance, thoughtfully related to the features of their sites, which were skilfully landscaped and detailed to relate to their surroundings, resulted. The change of culture Colin was now able to bring about began to be noticed and given publicity. County Architects Departments’ work had rarely, if ever been shown in the Royal Academy's Summer Exhibition. From 1976 onwards drawings and models (made by the Department's model-maker) found a place in each Exhibition's Architecture Room year by year.

Awareness of the arts of painting and sculpture and the crafts was vigorously encouraged and the interiors and furnishing in all County buildings carefully considered. Out of collaboration with the Winchester School of Art and the Crafts Council displays of the sculpture of William Pye (1979), Elizabeth Frink (1981) and Henry Moore (1985) of international significance were held in the arena provided by the space in front of the Law Courts, the level below Castle Hill, the steps leading up to the Great Hall and in the Great Hall itself. Because she liked the location chosen for the ‘Horse and Rider statue so much, Elizabeth Frink offered to sell it to the County and City Councils for a fraction of its market value. The offer was declined but action by Colin resulted in the money being raised by an appeal addressed to architects in Hampshire. In the Great Hall itself a suggestion by a leading councillor to commemorate the Royal Wedding in 1981 led to the holding of a competition which resulted in the Charles and Diana stainless steel gates designed and forged by Anthony Robinson being installed in 1983.

Mottisfont Court on the corner of the High Street and Tower Street and the Hampshire County Record Office in Sussex Street stand as major contributions from Colin's own hand to the city scale of Winchester. He was assisted in each case by different, very able architects of the younger generation.

Perhaps Colin's greatest legacy lies in the ambition he imbued and the confidence in themselves he inspired in monitoring, testing and working with younger members of

his staff and enthusing his students to understand architecture as an art. The ready willingness of many of the country's most creative and admired private architects and consultants to accept commissions from the County Architect's Department during his time is testimony to the regard and professional respect in which he was held.

Michael Morris

Civic Voice Activities - TrustNews Sept 13

Civic Voice continues to follow and influence Parliamentary activities which are relevant to its civic society membership. One matter which is of increasing concern to many of its members during difficult economic times is the weak state of the retail sector which is evidenced by empty shops on many high streets - often a symptom of other signs of distress. Parliament has recently held a debate on this subject. In Winchester's case we are fortunate to be doing rather better than many and the closing of one business here is usually quickly replaced by another. It is clear from the Trust's discussions with the Winchester BID (Business Improvement District) that their work on behalf of its 844 business members has been effective in promoting Winchester, attracting trade by encouraging visitors and boosting commercial activity.

But will Winchester be able to continue in this relatively benign situation? We have more retail space planned for the Silver Hill development and the new Local Plan requires Winchester to provide for a further 9,000 square metres of retail space in the city between 2021 and 2031. During the preparation of the Local Plan representations were made on behalf of the Trust by a former Council member, Harvey Cole, about the excessive amount of retail space. Late in the process Winchester City Council reduced the amount of retail provision from the considerably higher figure that had been proposed earlier by retail consultants advising the Council. However this reduced figure may still be too high if the conclusions of a report circulated by Civic Voice to its members are accurate.

In May this year the Centre for Retail Research produced a pessimistic report for retailing entitled 'Retail Futures 2018'. It predicts a continuation of weak consumer spending, low growth, too many shops and an increase in the proportion of buying online. Although store numbers nationwide have been falling since the 1920s, they expect the rate of closures to increase in the years ahead. There will be regional differences, with the South East least affected, but even there a decline of 13% is anticipated. If this is so, it must call into question the increase in retail provision

required by the Local Plan and we have alerted the City Council to this. Preparations are underway on the second part of the Local Plan and we hope the City Council will take into account this piece of authoritative evidence in planning for the future needs of Winchester.

John Beveridge

Summer Walks - TrustNews Sep 13

By the time Trust News arrives, the season of walks will be drawing to a close, so it is a good time to record some thoughts on the programme. More walks have been oversubscribed compared with the last few years. In one way this is satisfying as it means the walks are popular but it also means more people have been disappointed, which I regret. We can address this to some extent when planning walks for subsequent years and if possible repeat those that were oversubscribed.

The arrangements for booking seem to have worked reasonably well, although it means we rely on Mollie Francis, our part time secretary, to keep track of the telephone and e-mail bookings and confirming or declining places. I think most people have coped with the system but any comments on this will be welcomed. I know the day of the week, this time mainly Wednesdays, is not convenient for all, yet the alternative of Thursdays is also likely to be inconvenient for some. We will have to decide early in 2014 which day to choose for next year.

Suggestions for guides and subjects are always welcome. Some subjects have been included many times over the years and remain popular which we need to note in our planning.

The programme is dependent on a number of people, most obviously those who guide to whom I am very grateful. But there is a team of people involved in running different aspects who also need to be thanked. Jo Gordon Watson handles with quiet efficiency the cash for the Trust and I am also grateful for the help from others in managing the walks and our secretary for the bookings.

John Beveridge

Organisation - TrustNews Sept 13

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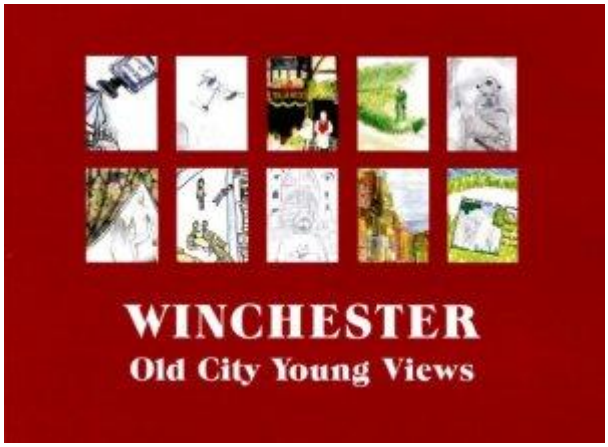
City of Winchester Old City Young Views - TrustNews Sep 13



In the 1980's and 1990's the Trust operated the 'Chippendale Venture', which took architects and town planners into schools to involve children in collaborative design exercises.

Since then, there has been felt the need for the Trust to re-engage with young people. A year ago, our chairman, Keith Leaman, promoted the idea of inviting children to illustrate and write about any aspect of life in Winchester of their choice.

Invitations were sent to secondary schools, to participate in the project. These resulted in over 250 pieces of work, with the help of teachers, being submitted from Kings' School, St. Swithun's School, The Westgate School and Winchester College.

The work was assessed by two artists and two writers and, on their recommendation, 54 pieces of work have been selected to create a book with the title, Winchester-Old City Young views.

The range of illustration and writing offers an imaginative and perceptive snapshot in time of Winchester through the eyes and minds of young people. The illustration on the front cover of this Trust News is an example of the quality and imagination shown in the work submitted.

The book, attractively designed and printed by the Sarsen Press, will be published by the Trust in September, and will be available in Waterstones and P & G Wells at a price of £9.99.

Richard Baker

Membership – TrustNews Sep 13

A warm welcome to the following new member:
Mrs Jenny Stables

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.

City of Winchester Design Awards - TrustNews Sep 13

The judging of the design awards was completed on July 29th when the judging panel, under the expert chairmanship of Paul Appleton, visited all the shortlisted entries and reached their conclusions. As ever the standards were high and this year there was an especially good number of entries of refurbished and new homes. The shortlisted entries will be on display at the Trust AGM on 23rd September when members will be asked to vote for the "Members Choice". The awards will be presented at a special ceremony at the University on Monday 21st October.

Answer - TrustNews Sep 13

Answer to the location of the illustration on the front cover of last TrustNews:

Just a few yards from the Heritage Centre, on the corner of Upper Brook Street and North Walls. Did you spot it?

Footer - TrustNews Sep 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
President: Professor Joy Carter, Vice-Chancellor, University of Winchester
Chairman: Keith Leaman: · Hon Treasurer: Peter Radcliffe F.C.A. · Secretary: Mollie Francis & Janet Wiles
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