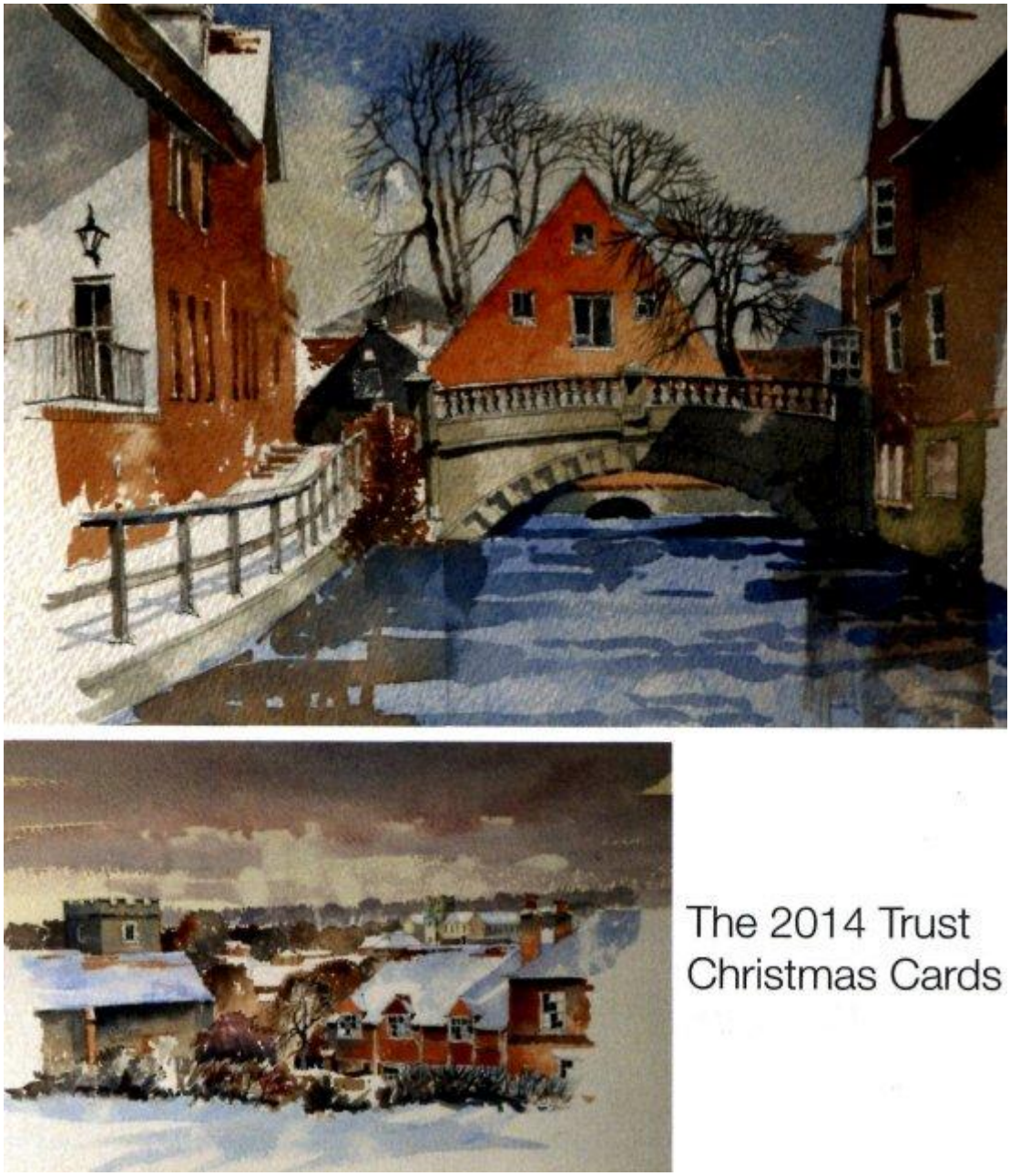
Title Picture - TrustNews December 14



Chairman's Jottings - TrustNews December 14

This year Civic Voice, of which CWT is a member, organised their AGM in Canterbury. John Beveridge and I attended and spent two very interesting intensive days. The programme included walks around the City with two knowledgeable guides. One walk was on the general history and one on post- war buildings.

There were certainly some interesting lessons on the post-war building work. Canterbury was badly bombed, particularly on its eastern sector as it was one of the historic cities on Hitler's retribution list in return for our Lubeck City bombing raids.

You have therefore on-going new building work spread over many years right up to the present century. The rebuilding with its roads, underpasses and large-scale buildings therefore reflects strategic planning decisions taken over the whole span of town planning history, from 1947 to the present day. The result all around the edges of the city centre is to say the least disappointing and if it is a reflection of town planning history, I do not think the system has delivered a comprehensive, cohesive built environment that is a joyful experience.

It is interesting to compare Canterbury with Winchester. Their history is not dissimilar, founded by the Romans, surrounded by a defensive Medieval wall built along the line of the Roman wall. Each city has at its core the large Cathedral. There have been waves of immigrants — in the case of Canterbury from Flanders, and then later the Huguenots, all bringing prosperity with their weaving skills. Today, the influx is 33,000 students, studying at three universities, so with a population of 44,000 inhabitants, it has the highest ratio of student to local people in Europe.

A number of people have commented on John Pilkington's AGM. talk on his Balkan experiences, and stated how much they had enjoyed the talk. A big thank you to John on behalf of all of us for entertaining us so well. However there has been some criticism of the poor advertising of the event. We will try and do better next time. So, as an early warning note for your diaries, please note 28th September 2015. The speaker so far is unknown but we will keep you updated. We are grateful once again to the University for kindly allowing us the use of the John Stripe lecture theatre.

We have recently invited two people to accept honorary membership. First, His Honour Judge Christopher Clarke, who served as our President for a number of years and gave us wise advice on many occasions as well as chairing a number of events. And second, Tony Hill of Sarsen Press, who has given a great deal of his time and expertise on many of our publication requirements, not least on Winchester Heart of a City.

Keith Leaman

Planning Appraisal Group - TrustNews December 14

September was a busy month for the Trust, with several days taken up with deliberations about the latest **Silver Hill** applications. This process was greatly helped by having copies of the most relevant drawings in front of us during our discussion, and by the architect coming to answer the queries and concerns that had emerged during our study of the scheme. Unfortunately our comments are much too long and detailed to be given here, and I would urge members to look on our website for the comments that were sent in to the Planning Department.

We have had several presentations to explain details for applications already under consideration. One was for **Teg Down House, 29 Chilbolton Avenue**, when the architect wanted to ensure that we had understood his interesting proposal to build 9 dwellings in place of the existing house — at the time of writing our comments have yet to go in. Another was an on-site visit to show us the actual aluminium tiles that it

is proposed should replace those failing on the existing cladding of the link to the **Winchester College Art School, 21 Kingsgate Road**; this was most helpful because it would have been impossible to understand what they actually looked like from the drawings. We also asked the architect to come and explain his scheme to demolish the **Snooker Centre, Radley House, 7 St Cross Road**, and replace it with a detached building, as well as building four 3-bedroom dwellings in Edgar Road. This was very useful in helping us to reach our conclusion that, although they would be rather taller than those facing them on the opposite side of the road, we liked the simple design of the proposed houses in Edgar Road; it was, however, considered that the detached building fronting onto St Cross Road would detract from the simplicity of Radley House, a Listed Building, and we **objected** to this aspect of the scheme, suggesting that something with a design similar to the Edgar Road houses would be preferable.

We have also had a pre—application presentation of the amended scheme for an **Extra Care Home in Chesil Street**. This was most useful, since it explained the reasoning behind the architect's decision not to have the building fronting onto the street, which had been something that had previously worried some members. We were particularly concerned about access for the residents into the City centre, since although it was suggested that residents and their buggies could go by the Park & Ride bus that would stop at their door, we felt that quite a few might want to go into town independently when it suited them best, and then what would happen when they met a pedestrian, possibly with a push-chair, on the narrow pavements of Chesil Street and City Bridge? We felt most strongly that a foot bridge across the river, accessed via the site being considered for development next to the Chesil Theatre, should become an integral component of the scheme. This foot bridge used to be part of the local plan, but seems to have dropped out of current thinking. The City planners had negotiated a reduction in the height of two of the blocks, which is a great improvement, but we were concerned about the small size of the garden area, which it was felt could indicate that the site was too small for the development being proposed.

We now also look forward to having a presentation of the development it is proposed should replace the **Hampshire Police Headquarters in Romsey Road**, when the applicant and their agents are in Winchester for their exhibition and public consultation about the scheme.

It is with regret that we have to report a recent resignation by a Trust member, the reason given being that we had failed to consult him and other neighbours of a scheme before looking at the plans. We fear this may have arisen from a misunderstanding of how the Planning Appraisal Group (PAG) operates, so perhaps this is a good time to explain again how and why PAG looks at the planning applications each week. It has been doing this since the 1980s, after the Winchester City parish councils were abolished during local government reorganisation, when it was felt by the Trust that we should undertake their role as far as planning was concerned. The reason for this was because Winchester residents had been left without anyone to express local opinion, apart from their ward councillors, who are vastly outnumbered in the Planning Committee by the many councillors from the surrounding districts, where there is the added benefit of still having parish councils. It was felt important that our views should be objective, not subjective, and as a

result our impartiality has been appreciated by WCC's planners, who often suggest to developers that we should be consulted at the pre-application stage - hence the many presentations that keep us busy. This means that our role cannot be as a campaigner for personal issues, although we are of course well aware that on occasions members can have a good reason to contact us, especially if they feel that an important aspect has not been made clear in an application. Consequently, if requested, members of PAG are very happy to visit the site and take the additional information into account (if they agree with it, that is!) and have sometimes changed their previous comments as a result of such visits. Visiting sites as a matter of course is impractical because of the number of applications to be seen - in some weeks there may be as many as twenty and therefore, unless the proposal appears to be especially controversial, it is not possible to visit individual sites in the time available for making comments. In most cases of personal concern it is better to ask that a planning officer should visit the site, if this is relevant to the problem, and to send in an objection to the Planning Office. Your ward councillors should also be contacted as they tend to have the most influence when it is a matter of individual concern.

Finally, we have also had a very pleasant and useful meeting with the St Giles Hill Residents' Association, when we compared notes of how our two organisations operated. They carry out a similar role to the Trust as far as St Giles Hill is concerned and have produced an impressive Neighbourhood Design Statement, which has been adopted by WCC as a Supplementary Planning Document.

Shione Carden

Winchester Local Plan Presentation - TrustNews December 14

Keith Leaman's gave an address on 11 November at the Winchester Local Plan Presentation

I have been impressed by the simple, clear aspirations of the Winchester Town Local Plan part 2. I think we are fortunate in having Steve Opacic as a strategic planner. Much of the result of Steve's deliberations concerning Winchester, are wholeheartedly supported by the Trust.

It is interesting to note that there has been a fair amount of interest in Cathedral cities recently. English Heritage for example have set out a report 'The sustainable growth of Cathedral Cities and Historic Towns', and the Daily Telegraph published an article called 'A prayer for Cathedral Cities' There has been the Government sponsored Farrell report. And there is also a recently issued supplementary planning document entitled High Quality Spaces prepared by the city planning department, which is well worth looking at.

However, it is one thing to provide a strategic framework, and quite another to implement it. We already have some examples underway. Consider the Station Approach: a good brief was prepared by our local authority, a planning firm was then appointed, yet they produced a preliminary report that was unconvincing and weak in content. Lets hope the next stage is an improvement.

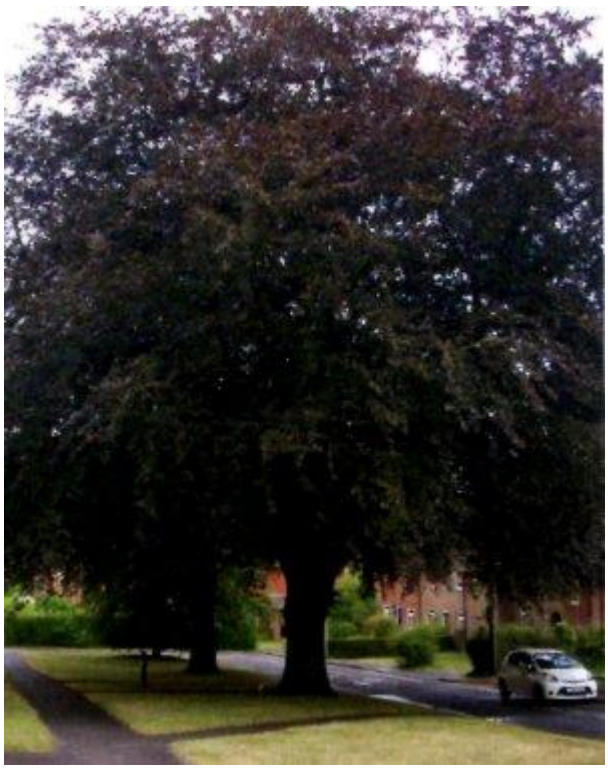
Barton Farm: what an opportunity for some fresh original thought! So what have we got - a fairly low-density scheme soaking up valuable land, as well as being vehicle-dominated, all reminiscent of a 1960s housing layout. Then Bushfield Camp: here we have an extraordinary policy for a commercial development. A leading landscape architect has called this area one of the keys to Winchesters setting; we consider the proposal for such commercial development to be questionable and potentially damaging. I do not think that any of these schemes give confidence in an ability to deliver the directives contained in this excellent local plan document.

The phrase ‘high design quality’ permeates throughout the local plan. What does it mean and how do you deliver it? Design is obviously not just the buildings; it is a whole list of considerations, the spaces, hard and soft landscape, materials, movement throughout the layout, the relationship to the setting and attention to detail. Only then is it possible to achieve a high design quality fit for Winchester.

To get to the ”fit for Winchester” stage you require a first-class team including a strategic thinking developer and imaginative planners. They are both rare!

So you can see how difficult it is to achieve good development. Nevertheless, Winchester should aspire to nothing less, and this Winchester Town Local Plan document is a good, well-considered start.

A Survey of Trees with Plaques in Winchester - TrustNews December 14



When researching Winchester’s trees for the Summer Walks Programme 2014 I found many trees with plaques recording the reason they were planted. Trees are a

special feature of the cityscape both aesthetically and environmentally and, as some plaques were difficult to read or vandalised, I set out to record those I found, in order that these “small acts of kindness" to the city were not forgotten and to encourage further tree planting. Unfortunately the WCC Tree Sponsorship Scheme was put on hold in 2011 and so that route to planting is unavailable at present.

Trees were planted as memorials, commemorations or just as enhancements, although as two of these examples are by companies , they could also be considered advertisements.

The oldest planting recorded is a Copper Beech in Cromwell Road, Stanmore commemorating the opening of the housing estate in 1923 by the Prince of Wales. This is the only royal planting and is a public record of the estate's history and provides a link to the built environment. Another such link is a tree planted by Dame Mary Fagan at the opening of the University of Winchester’s Burma Road Village in 2013.

National history is represented by maples at the Fire Station in memory of firemen killed by a wartime bomb in 1940 and a cherry tree at Serle’s House for a Victoria Cross winner in 1942 who survived for another thirty seven years.



The majority of the trees memorialise peoples’ friends and families and the most satisfactory plaques tell the reader what was planted and who planted it, why and when. The largest planting is a line of twenty four, originally twenty five, copper beeches at Barton Farm - a lovely way to celebrate a silver wedding.

The nine page annotated list has been sent to the Trust and is available to Trust members by emaling margaretbarber1@hotmail.co.uk It would be good to hear of any special trees that have been missed from the list.

Margaret Barber
Photos David Barber

Trust's Visit to Longford Castle - TrustNews December 14

Longford Castle is indubitably a ‘hidden jewel’. It is a quite astonishingly beautiful building in a mouth-watering position on the banks of the River Avon, and contains one of the finest private collections of paintings in the United Kingdom. The collection has been put together by successive generations of the family and includes paintings by van Dyck, Rubens, Claude Lorrain, Teniers and Hals, alongside a wealth of British portraits by Reynolds and Gainsborough just for starters. The family is advised by the National Gallery on their art collection, which includes an exceptional collection of 18th century English and continental furniture, oriental porcelain, and Brussels tapestries. Yet not many seem to know of the Castle’s existence.

It was originally built in the late 16th century by Thomas Gorges, on a triangular Swedish pattern with the main building having several floors and a round tower in each corner (the three towers representing the Father, the Son and the Holy Ghost). In 1717 Longford Castle was purchased by Sir Edward des Bouverie, having made a fortune from trading in the Levant. Subsequent generations of the family beautified the interior of the castle and surrounding park. Then, in the 18th century, the second Earl of Radnor, employed the architect James Wyatt to transform it into a hexagonal palace. This project was abandoned part way through and it was left to the fourth Earl of Radnor and Victorian architect Anthony Salvin to complete the building. Longford Castle is currently the seat of William Pleydell-Bouverie, 9th Earl of Radnor.

The entrance gates to Longford Park and Castle revealed little of the spectacle that greeted us on our approach to the castle itself and we had to wait at the gates before being allowed through in convoy - led by David Marklew’s red MGA. Our first spectacular view of the (West) face of the castle was on the right side - a deliberate objective of positioning the driveway as a curve.

On arrival Sue Owers, whose idea this visit was, introduced us to our guide Alexandra Ormerod who in turn led us through to the Triangular Hall in the centre of the castle. Alexandra and her colleague Paul then took us through those rooms that the family open for these visits. They impressed us with their knowledge and provided many colourful anecdotes relating to the family and their wonderful collection. Most stories related to the paintings but one was about an intricate steel armchair dated 1574 probably presented by the City of Augsburg to the Holy Roman Emperor Rudolf II and looted by Swedish troops in 1648 before being sold to the second Earl of Radnor for the astonishing sum of £1000 (£18million in today’s money). Then, in the 1930s, Goering tried to persuade the family to sell it to him and this could have been part of the reason that Longford Castle was on the Nazis “Do not Bomb” list. As it was the castle was used as HQ for Montgomery's V corps during the war.

After our tour of the castle we had time to explore the garden — also very fine in its setting, layout and planting. We were told that the present Countess had since 2009 taken on its regeneration with advice from the Garden Museum.

It was a very happy and contented group of about 16 of us who, on this perfect late - summer’s day, repaired for lunch to The Radnor Arms in the nearby village of Nunton.



Susie & James Long

English Heritage New Model - TrustNews December 14

Following our response to the consultation document, described in TrustNews in our June issue, the Trust has received a letter from Sir Laurie Magnus, Chairman of English Heritage, to say that on the 14th of October the Government confirmed plans, announced last year, to restructure English Heritage, investing nearly £90 million over the next few years. A new body to manage and promote the properties and sites in the National Heritage Collection, numbering more than 400, will be set up, retaining the name English Heritage, as well as a separate one, Historic England, to provide expert advice and act as a champion for the sector.

For more information see the DCMS press release: https://www.gov.uk/government/news/new-model-for-english-heritage-moves-a-step-closer-following-consultation.

Letter to the Editor - TrustNews December 14

Hammond's of Winchester

With all of the events and discussions regarding the anniversaries of the World Wars and the recent special Remembrance Services, at work we talking about how Remembrance day has been marked over the years in Winchester. Apparently some

thirty or forty years ago Mr Hammond from Hammond's Gunsmiths, based in Jewry Street, would pull a small canon up on to St Giles' Hill and fire a number of shots - hopefully blanks !

I tried to find a bit more information on the gunsmiths with little success. Any information on Hammond's would be gratefully received especially with regard to the marking of Remembrance Day. I do feel it is so important to document such events, as indeed any information on any of the lost shops and traders of Winchester's past, before it is forgotten. Please email me any information that may be of interest.

Alan Waters, email : alan.waters@mac.com

The Status of heritage towns - TrustNews December 14

English Heritage, having become concerned about the threat to the character of 'heritage towns', commissioned a report called The Sustainable Growth of Cathedral Cities and Historic Towns, which has just been published. It is a long document which we have not yet had time to study but will report on in due course. In the meantime we think it might be useful to re-print our own paper on the subject. First issued in 2004 and last updated in 2013, it was the subject of a special meeting we held in 2007, chaired by our President and attended by an invited audience of some 75 of the 'good and the great' of Winchester. Our PowerPoint presentation gave rise to much discussion and encouragement. Unfortunately our efforts to interest the Civic Trust were fruitless and with so many urgent issues to attend to since then we have made little progress. Maybe the time has come to try again.

HERITAGE TOWN STATUS: time for a further step in conservation legislation?

Introduction -

Like many other civic societies in the South East the City of Winchester Trust is much engaged with the continuing government pressure for concentrated growth in the SE. As the policy is applied, little is done to achieve the design or sustainability standards which they always stress as necessary if growth is to be environmentally acceptable, let alone desirable, and this is particularly important for historic settlements and their settings. The danger is greatest for areas without Conservation Area or Countryside protection. Most forms of protection have only been achieved as a result of pressure from amenity organisations like the Society for the Protection of Ancient Buildings, the Georgian Group and the Victorian Society, and especially in the case of Conservation Areas by the Civic Trust backed by local civic societies.

A very brief history -

Conservation legislation was first introduced in 1882 when, after decades of opposition from landowners, a Bill was passed permitting the State to purchase and care for uninhabited historic monuments - if the owner agreed! Eventually in 1913 a further Bill introduced the first element of compulsion. The Town and Country Planning Act of 1932 included the listing of some inhabited buildings, and extensive

wartime damage finally prompted the comprehensive listing of historic buildings of all kinds. Not until 1966, however, following the enthusiastic post-war destruction of many city centres, the introduction of Conservation Area legislation extended protection from isolated individual buildings to heritage areas.

From this over-simplified summary, it can be seen that after a very protracted struggle to get the process started, major steps forward in conservation legislation seem to have been taken every two or three decades. It is also clear that for the most part these steps have been prompted by events that had shown the need for further protective measures; it is indeed very regrettable that the measures were generally not taken until after much loss and damage had occurred. There has, of course, been major planning legislation since the end of the sixties but not, we suggest, any of comparable importance for conservation compared with those of the preceding decades. This is probably because the creation of Conservation Areas and a growing awareness of the value of our heritage and countryside, have served to prevent damage on the scale of previous years.

New threats -

However, there are increasing threats of very serious damage. Just as it was realised that heritage areas needed careful handling, we now believe that small heritage towns need similar care during the implementation of government policies for growth. Just as well-intentioned policies, crudely applied in the 50s and 60s, resulted in widespread damage to nationally important inner-city areas, crude implementation of government housing growth policies coupled with associated infrastructure pressures are now beginning to cause further damage to small but nationally important towns.

Increases in density and the construction of new areas of housing are not intrinsically the problem. The problem is almost entirely to do with the implementation of policies at local level. Government must, however, accept responsibility for the outcome of what it hands down without sufficient forethought. Demanding housing requirements mean that under-resourced local planning authorities have neither the time nor the skills to properly manage the consequences.

The results tend to be unpopular everywhere, but the built heritage is reasonably well protected in inner-city areas by their Conservation Area status. It is in the leafy suburbs and around the fringes of our small heritage towns, many with vitally important country settings (where still free of the rings of dross that have grown around so many towns), that the damage is being done, and will be done on an increasing scale and at an increasing rate until, as in the 60s, we look back at the destruction of this unique heritage and say, “how did we let it happen?" Unless supplemented by design guidance the policies to be introduced under the National Planning Policy Framework are likely to make matters worse.

Proposal-

The example provided by the wording of the Conservation Area legislation and its subsequent success show the means of legislating for the protection (without fossilisation) of these special towns. Conservation Area designation was not meant

to, nor has it prevented change, and it is not our wish to prevent Winchester or other comparable small towns and villages from continuing to evolve as they always have done in the past. The object would be to ensure that change must be handled in such a way as to **“maintain and enhance their historic and architectural character and settings”**. As before, a vital part of the process would be the careful study and definition of this character.

Michael Carden

The Model of Victorian Winchester - TrustNews December 14



On Saturday 8th November by fortunate coincidence, Michael Morris happened to be up from Exeter and staying with Roger Brown while the latter’s model was on display in the Great Hall. o we took the opportunity to invite them both, together with the County Chairman, Cllr Colin Davidovitz, to a small ceremony around the model.

A gathering of some 30 members heard Colin thank Roger for his quite remarkable gift (9 years work) to the people of Winchester, Michael for his dedicated help from the very start, and a number of others who had contributed to the model's survival and present display. He added that it was becoming increasingly urgent to find a permanent home for the model and that he would ask for the help of the newly formed Hampshire Cultural Trust. Keith Leaman responded by thanking Colin for his words and the County Council for having generously taken on the model's storage and display. He added that the model was deteriorating due to the repeated need to take it apart and reassemble it, and that quite apart from its intrinsic value to all who visited the model, his own experience of commissioning such things suggested that it would now cost in excess of £60,000 to build. He agreed with Colin that a permanent home for this very precious asset must be found.



It was interesting that as we assembled, a large group of Italian tourists appeared spell-bound as their guide explained Winchester and its history with the aid of the model. Were the model ever to be supplemented by the exciting audio-visual display envisaged (and to some extent prepared) by Roger, it is quite possible that it would pay for its upkeep in a suitable location.

Michael Carden

Membership - TrustNews December 14

A warm welcome to the following new members:

Miss P. Grover
Ms E.Batty & Mr N.Kite
Mrs S.Hudson

Christmas is coming - TrustNews December 14

Christmas is coming up, don’t forget we have:



Pop into the Tourist information office for your **Trust Christmas Cards** painted by Keith Leaman. Images of these can be seen on the front cover.

Old City, Young Views — a brilliant childrens' anthology, and an ideal Christmas present for youngsters, available from The Heritage Centre on Monday mornings & Wednesday mornings, at £5 a copy. *NB Its best to ring or email before coming in*.

Not forgetting **Time Gentlemen, Please**, the best - selling history of Winohester's public houses by Phil Yates, which is available from Waterstones at £9.99.

Organisation - TrustNews December 14

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Vice President	Lord Ashburton KG KCVO DL
Vice President	Sir Donald Insall CBE FSA RWA FRIBA FRTPI SP dipl(Hons)

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Footer - TrustNews December 14

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