Title Picture - TrustNews March 14



St No the Somme 1914 - rebirth of a water meadow (St Faith's Meadow)

Chairman's Jottings - TrustNews Mar 14

We seem to be approaching the end of round one of the Barton Farm saga. Cala Homes and their consultant teams are making final adjustments to stage 1 of the proposed housing scheme. This no doubt will set the scene for all the housing to be built on this site over the years to come. The Trust has tried hard to influence the layout and aesthetics of this scheme with some success. However, Winchester is likely to end up with a comparatively low density, car dominated layout with a wide avenue slicing through the middle. The scheme appears better than some, but it is still, in my opinion, 1960s thinking. One would have thought there was an opportunity to break the mould and have some fresh, innovative thinking, which should start with a good brief from Winchester City's Planning Department. I am still a little puzzled as to where all the new inhabitants are going to work, shop and play and how they are going to relate to Winchester. If some go to London, the commuter trains are already over-subscribed. Central Winchester has super-saturated car problems, and will they all walk, cycle, or catch the buses'? I personally don't think I have seen a convincing answer to what I see as a potential problem.

As many of you have no doubt noticed there has been and still is controversy revolving around the leisure centre. Not a particularly edifying building, none the less, it has provided a popular amenity since it was built in the 1970s. We assume that after forty plus years the building has reached a stage where it is becoming very expensive to run and therefore consideration has to be given to its up-grade or replacement. It would appear that an up-grade is not as economic as total renewal. Coupled with any decision is whether the amenity should be kept going during a new building process which could possibly take two years or so. Hence considering a new site is attracting still further controversy! The position of a new site appears to boil down to two proposals, one on the car park adjacent to the recreation centre and the other adjacent to the playing field area at the end of Chesil Street. The Trust is well aware of the on-going debate and is waiting to hear answers to a series of questions we have submitted to the Local Authority, so that we can fully understand the problems and make a considered response. If the building is to be rebuilt, let us hope it is going to be a great addition to the City that we can all be proud of.

I have been reading a dissertation by an MA student, Michael Nelles, at Winchester University on the subject of urban redevelopment and the rise of the historic buildings conservation movement in Winchester (see notice of his forthcoming lecture on page 9). It has been fascinating to read about past struggles to resist damaging demolition to make way for attempts to 'modernise' street forms by widening them, providing car parking, all of which meant the wholesale destruction of hundreds of buildings, many of them listed. All of this was to accommodate vehicle movement, considered by strategic planners to be of paramount importance if Winchester was to be economically successful and competitive. This thinking was being repeated in many other historic towns throughout the country; in fact it has been said that government and local authority legislation demolished more historic town centres than war-time bombing. Winchester only had one bomb! So, with this background, local trusts were formed to counter these extreme policies. The Winchester Preservation Trust was formed in 1957 as a reaction to proposals by the

City Council to demolish the Brooks area to make way for car parking, a battle we lost but at least it turned the tide of destructive policies.

Development around Winchester continues apace and we have one of the biggest developments in Winchester's history at Barton Farm which will add significant numbers to Winchester's population. We have the potential of a much needed renewal in the Station approach area where as far as we are concerned ‘nothing but the best is acceptable’. There are threats to Bush?eld Camp with possible future development and also new housing planned to the south of Winchester at Pitt. We try hard to monitor these situations and attempt to improve proposals where possible. We have had our successes and failures; nevertheless the work we undertake is always done with the aim not only to respect our unique City but also to improve its well being.

Keith Leaman

Planning Appraisal Group - TrustNews Mar 14

Pity the poor planners! Not only are they drowning in a sea of documents and drawings for the large developments at Barton Farm and Pitt Manor, but now they have the Silver Hill development looming over the horizon — and this is only for Winchester City, never mind about schemes in the districts.

In December we had a very interesting presentation of the new **Silver Hill** scheme, which was thought an improvement because the bus station has been omitted and consequently Friarsgate is now included in the layout, much to the benefit of the public realm. We also welcomed the reduced height and more broken roof lines of the buildings, which reduced their perceived large scale and mass, but were concerned at the rather utilitarian design of the bridge between Blocks A and B, which seemed somewhat unwelcoming.

We also had pre-application presentations of a residential development on the site of the **Fire Station, North Walls**, and a scheme for an affordable residential development in place of **Victoria House, Victoria Road**. The **Fire Station** scheme is reduced in size from the previous proposal, and use has been made of the central space for single-storey dwellings, which has resulted in a development with a more satisfactory layout than before; the application has now been presented to the planners. The affordable housing to be built on the site of **Victoria House** for WCC was thought successful, with the vertical rhythm of the street elevation and the underground parking being especially liked, and we suggested some amendments, including some design details and the provision of a secluded and secure section in the garden behind where the upper ?oor residents could dry their washing.

The plans for the conversion to residential accommodation of **St Thomas Church, Southgate Street**, which was reported in the last TrustNews, are now wending their way through the planning system, as is another scheme for **Rooksacre, Lankhills Road**, where it is proposed that four houses should be built. Although they are smaller than those in the scheme that was dismissed on appeal, we are continuing to object to the demolition of the existing house, feeling that allowing the pair of semi-

detached houses would set an undesirable precedent for a road where the layout of the architect's original scheme is still evident.

Two developments that have been causing much concern to local residents have been granted: **Park House, Park Road**, and amended plans for **Woolverston, Bereweeke Road**, which have not been seen by the Trust. A decision still has to be made on the scheme dating from last July to replace **116 Christchurch Road** with four dwellings, where amended design plans are under consideration.

Decisions have been made on two planning appeals, both dating from the ?rst half of last year. The proposal to redevelop the present gap opposite the Hotel du Vin at **21A-21B Southgate Street**, and build a ground-floor retail unit with ?ve apartments above, has been dismissed because the inspector felt that not only would the design contrast harmfully with the local character, especially No 23, the Listed Building immediately to the south, but it would also be intrusive seen from St Thomas Street, where No 22 would suffer “close proximity overlooking” from upper floor balconies and particularly from the terrace at roof level. The appeal against the refusal to allow the replacement of a garage with a 2-bedroom detached dwelling behind **47 Monks Road** has also been dismissed, for which the Trust unusually supported the appellant (see the May TrustNews). It is interesting that, like us, the Inspector had no problem with the house being there, either visually or for the change of use, but dismissed it because the proposal failed to meet adequate sustainable levels.

Shione Carden

Silverhill Exhibition - TrustNews Mar 14

As you will know from reports in the Chronicle and TrustNews, having achieved the necessary compulsory purchase orders, a revised scheme is to go to the Planning Committee. There is to be an exhibition early in March and the Trust has been offered a special viewing a few days in advance of it being open to the public, which will be attended by the design team as well as Henderson to discuss with members any points they wish to raise. We do not yet know the date but this may serve as advance warning. As soon as we have a date we shall issue invitations to all those whose email addresses we have on file, and if there is time use the post for other members. If you have email and have not yet let us know, please send your address to the Hon. Membership Secretary at mail@judith-rich.co.uk.

In view of recent correspondence in the Chronicle, you might like to know that the omission of a bus station is the choice of the bus company (that owns the site), the general preference now being for long lay-bys with ample shelters and an adjoining booking office. We have asked that there should also be a cafe overlooking the lay-by..

Fit for the future : developing the Trust's communications - TrustNews Mar 14

We live in an information-saturated world. Finding obscure information once tucked away in a few specialist libraries is as simple as plugging the right key word into

Google. Exchanging words, images and resources has never been so easy. But the changes go further than that. The online communications revolution is also transforming how we connect with each other and public bodies more widely. People can publish and share opinions and ideas with unprecedented ease. They can also join organisations and request regular updates at the drop of a hat.

For a small charity like the Trust, all this is both exciting and daunting. Our core business continues, as it has always been, in?uencing local planning processes so that Winchester retains its unique qualities as a special place in which to live and work, holding on to what is best from its past, while adapting to modern demands. Given local pressures on land and housing, our role as a trusted, independent 'watchdog' is probably now more important than ever. But if we fail to communicate our work and values, and to convince a new generation of members that caring for where you live is everyone's business, the Trust's importance will dwindle.

That's why, over the last four months, the Trust has been taking a long hard look at its communications, with the help of Bo Priestley, a local communications expert with a background in charities, who offered the Trust some of her time on a volunteer basis. 'We asked Bo to take a fresh eye to our events, publications and website, and to talk to a sample of members about what they liked, disliked or thought we could do better,' says Michael Garden. 'We also asked her to advise on how we might spread our in?uence more widely. She's now done this, with the help of a volunteer sounding-board drawn from within and outside the Trust, and put forward her recommendations for us to consider. We're at an exciting point in the project, which I hope will see us making steady improvements to our communications over the coming months and years.'

'I've enjoyed working with the Trust,' says Bo. 'One of the most striking things to emerge from my research has been what a wealth of experience exists among the Trust's 500+ members, many of whom are older people who have had distinguished careers in architecture, planning and public service. It also has many members with a lively general interest in their local built and natural environment. This is a precious resource on which the Trust can and should draw more actively in the future. The other thing that has struck me has been the extent of goodwill among members. The Trust is widely perceived as a credible organisation doing essential work, and deserving support. The challenge is to make that work more visible to Winchester's wider publics.

'I'm recommending the Trust steps up its local engagement activities, with a focus on communicating its expertise. At the same time, it has much to gain from investing in modern online communications, which are cheap and easy to use, alongside TrustNews. The Council has been very supportive and I look forward to chairing the first meeting of a new communications group in March, modelled along the lines of successful groups running in several other trusts.'

If you would like to volunteer to help develop the Trust's communications, please contact Janet Wiles on janet.wiles@virgin.net. Specifically, we need people to help us with:

Further telephone research with members from Easter onwards

Organising a new debates and discussions series in the autumn

Working with Winchester City Council and other groups to set up a local Blue Plaques scheme

Planning and running a new programme of Neighbourhood Walks in 2015, starting with St Giles Hill, St Cross and Fulflood

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Summer Walks 2014 - TrustNews Mar 14

The first half of the Summer Walks programme is published in the next article. The full programme will appear soon on the website and in the June issue of TrustNews. We have made some changes this year following the experience of previous seasons.

We are starting earlier this year, half way through May and ending earlier in August. The numbers wanting to attend in June and July often exceed the maximum and decline during August, so we hope starting in May will give an opportunity for more people to attend a walk.

To address the problem of one day of the week always being impossible for some, we have decided to alter the day of the week halfway through, starting with Thursdays and then changing to Wednesdays from July onwards. Please also note the variation of start times, partly to allow for the change in evening daylight and partly to adjust for the time when buildings are closed for the night. Please be punctual as we always begin at the precise time indicated in the first column of the list of walks.

After many years of asking for a payment of £2 per person, we have decided to raise this to £3 which we hope will still be considered good value. There are two walks in the first part of the programme when an additional payment is required: for the Wildlife Trust and for the visit to the Cathedral, as indicated in the notes at the end of the list of walks. The money will continue to be collected at the start of each walk.

From the experience of last year, booking has become essential to secure a place on the majority of walks. The booking arrangements have not always worked satisfactorily for a few, so to ensure we have received your booking, we will endeavour always to acknowledge receipt, so if you do not hear, do call or e-mail again. E-mail may be a better way of securing a place. Remember friends of members and non-members are always welcome to book a place and join a walk.

As always we are very grateful to those who guide our walks and share their knowledge and enthusiasm, thereby ensuring a varied programme. Suggestions are always welcome and two of the subjects and guides this year come from suggestions by Michael Carden and Iain Patton, for which I am grateful. Many of the walks this year are new or have not been offered for many years, so we hope all will find a walk of interest.

John Beveridge

Summer Walks Programme 2014 - TrustNews Mar 14

First half: May 15th to June 26th

15th May Thursday 6.00pm	**The Theatres and Cinemas of Winchester** Meet at the Guildhall	**Phil Yates** Local author and historian and Trust Member
22nd May Thursday 6.00pm	**St Faith's Meadow, St Cross Farm and St Catherine's Hill** Meet in Garnier Road at footpath to St Cross	**Rachel Remnant & Alex Hogg** Hampshire and Isle of Wight Wildlife Trust Officers
29th May Thursday 5.30pm	**Winchester Law Courts** Meet at entrance	**Carolyn Martin** Manager of Witness Support Services
5th June Thursday 6.30pm	**Roundheads and Cavaliers The English Civil War in Winchester** Meet at the Heritage Centre	**Elizabeth Proudman** Blue Badge guide Trust Member
12th June Thursday 6.30pm	**College, Church and Commoners** Meet at the Kingsgate	**Colin Cook** Winchester area tourist guide Trust Member
19th June Thursday 6.30pm	**Bloody Winchester History** Meet at the Westgate	**Geraldine Buchanan** Winchester area tourist guide Trust Member
26th June Thursday 6.30pm	**Funerary Monuments in Winchester Cathedral 1750-1850** Meet outside west door at 6.20pm	**George Saumarez Smith** Architect and Director Adam Architecture

Details and conditions for the summer walks:

1. **Donation** of £3 to the Trust is requested from each person on each walk.
2. **Booking**: Strongly advised to secure a place to avoid disappointment. Contact the Heritage Centre no later than midday the day before each walk. Email: secretary@cityofwinchestertrust.co.uk or telephone Winchester (01962) 851664.
3. **Walk May 22th**: Additional payment of £3 for Wildlife Trust requested from each person. Wear suitable foot ware for a variety of surfaces.
4. **Walk June 26th**. Additional payment of £4 for Winchester Cathedral requested from each person.

Exclusion of liability of Trust: Neither the guide of each walk nor the Trust and its members 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.

John Beveridge

Open Gardens 2014 - TrustNews Mar 14

We intend to repeat the Open Gardens days, last held so successfully in 2012. This is only possible through the commitment of those who open their gardens to Trust members and guests. Considerable work is necessary. Gardens will be open on Sundays, 15th and 22nd June between 2pm and 5.30pm. Teas will be available at two gardens. A full list will be published in the June issue of TrustNews.

If you live fairly close to the town centre, do please consider opening your garden. More information about what this entails can be gained from Iain or Penny Patton on 01962 854272.

Forthcoming Visits - TrustNews Mar 14

1. Thursday, 24th April 2014
Farnborough - The Air Sciences Museum and the Abbey Church of St Michael. See accompanying flyer.

2. Thursday, 26th June 2014
Chichester - We will meet in the historic Town Hall where we will be greeted by members of the Chichester Society. The Town Hall is a splendid building, full of memorabilia of the past days of the City Council until it was supplanted by the District Council. It is run by the present City Council which fulfils the role of a parish council for the city - something often mooted for Winchester. After coffee, we will be briefed on current problems and plans. There will be a guided walk on the City Walls, led by a local expert and also a guided tour of the Cathedral which will pay particular attention to its considerable collection of art. A sandwich lunch will form part of the trip, taken in the Town Hall.
Estimated duration - 10 am to 4pm. Please register interest with our Secretary, by e-mail if possible. Numbers limited to 25.

3. Tuesday, 9th September 2014
Something very different - a visit to **Longford Castle, near Salisbury.** With the river Avon in its grounds, the castle was built in the 16th century and substantially restored and altered in the 1870s by Anthony Salvin for the Earl of Radnor. The collection includes paintings by van Dyck, Claude, Teniers, Hals, Reynolds and Gainsborough. Also oriental porcelain and 18th century English and continental furniture. This will be a private tour, limited to 20 and costing £12 each. Security is strict. Applications will be sought with the June TrustNews.

Iain Patton

Visit to Highgrove Garden - TrustNews Mar 14

It has been suggested that there is a visit to Highgrove Garden, Gloucestershire for Trust members on Thurs. 18th September, subject to availability, by coach.

As the garden tour takes approx. 2 hours, and is a walk of 2 miles, I suggest either lunch first at 12 noon, followed by garden tour at 2pm, or tour first at 12 noon followed by tea at 2pm. The garden tour and the restaurant must be booked, and the tour paid for at the time of booking. There are no picnic facilities in the garden. It is obligatory that we are there 15 minutes before our allotted time.

The maximum number for a tour is 26. Entry to the garden is £24.50. The coach will cost £25.00 per person in addition, providing we have a group of 26. This does not include the cost of refreshments. The garden has a very good website, well worth looking at.

If you are interested in visiting the garden please email Penny Patton, indicating whether you would prefer to be there for lunch or tea, pjspatton@yahoo.co.uk or phone Win. 854272 by 17th March.

Penny Patton

Time Gentlemen Please! - TrustNews Mar 14

The third and final edition of *Time Gentlemen Please!* by Trust member Phil Yates was launched last October at Waterstones in the presence of the Mayor and Mayoress of Winchester. The book is a complete update of the survey of the city's pubs, breweries and hotels since the first edition published by the Trust in 2007. As Phil said: ‘There have been so many alterations over the past six years; some pubs have closed, others have changed their names and one is now a furniture shop! Two new hotels have opened and micro-breweries have arrived in the city’. The book is available, signed by the author, from both Waterstones branches, the Tourist Information Centre and, of course, at a pub — the Bakers Arms, off the High Street. The price remains the same, £9.99.

The new edition is a tribute to the continuing popularity of this book and we highly recommend it as a good read for Easter.

Winchester Archaeology and Local History - TrustNews Mar 14

"Saving Winchester: voluntary societies, historic buildings and urban redevelopment." –– An evening talk by Michael Nelles.

Michael works locally with the Museum Service and has researched this subject most thoroughly.

Monday 12th May 2014 from 7.15pm

The Cinema, Hampshire Record Of?ce, Sussex Street, Winchester

Entrance £3 per head to include refreshments. For further information contact Julia Sandison - membership@warg.org.uk www.warg.org.uk.

Nicholas Bourne - TrustNews Mar 14



CWT Neighbourhood Studies sketch of Back Street

We were greatly saddened last year to hear of the death of the Winchester architect Nick Bourne, a long term member of the Trust. Nick was an eccentric in the best sense of the word, a man of very considerable talent, but often unconventional in his approach to architecture, sometimes surprising his colleagues at Hampshire County Council where he worked before running his own small practice.

We first came to know him well in 1996 when he volunteered - for no fee - to prepare the detailed drawings to support a Heritage Lottery Fund application for an extension to the Heritage Centre, in which we wished to house Roger Brown's magni?cent 15 foot diameter model of Winchester. This was no easy task, because the design was a round building with complicated public access and a conical roof containing audio equipment and a projector, which could superimpose on the model a wide variety of scenarios including the growth of the City over the centuries, and many exciting events in its history, such as Cromwell’s bombardment from Oliver's Battery. We obtained planning permission but sadly HLF declined to make a grant; otherwise the City would now have a handsome brick and tile ‘dovecote’ in our small car park, and a huge visitor attraction. It also means that the model still lacks a place of permanent display.

With the same generosity Nick also drew the details for the replacement front garden railings of the Eastgate Street crescent-shaped terrace, a grant-aided project led by the Trust and ‘opened’ by the Mayor, Sue Nelmes, in July 2006. Before that, we asked Nick if he would produce a short report on the group value of the Victorian

villas in the Christchurch Road area at a time when the Council had given permission for a number of local demolitions. It is hard to believe now, but there were still those who believed Victorian domestic architecture was of no merit. His report helped stop the rot, and inspired by this success, Nick went on to prowl and study other areas (accosted at times as a suspicious character!) producing a fascinating series of Neighbourhood Studies published by the Trust, each liberally illustrated with his charming sketches. Experiencing some trouble in reorganizing his discs for publication, the editor obtained help from an expert, who commented that Nick in his enthusiasm had given so many conflicting instructions that his computer was exhibiting signs of nervous exhaustion!

We shall miss him.

Michael Carden

Work on the Heritage Centre - TrustNews Mar 14

The Heritage Centre, 32 Upper Brook Street, has been home to the City of Winchester Trust since 1998. A Grade II Listed Building, built in the C18, it is perhaps best likened to ‘a lady of a certain age’ — where cosmetic camouflage is no longer capable of concealing an ageing edifice.

The building has been fully utilised by the Trust, providing an office for the part time secretary; space for the Chairman and Trustees to ‘hot desk’ and for Members to call in on Wednesday mornings. The monthly Council meetings are held in the evening, and it is also a safe haven for the burgeoning collection of archive material and reference books entrusted to the Trust. In addition to these regular uses, numerous other ad hoc meetings, presentations and displays are held throughout the year.

Whilst the Heritage Centre has been regularly maintained over the years, the time had arrived for a more comprehensive programme of work. As every custodian of older property knows, there is a predictable list of items demanding attention, mainly resulting from the method of construction and materials used at the time. Following Andrew Smith & Son's recommendations, the Trust compiled its ‘to do’ list, including replacement of rotted softwood cills with sustainable hardwood ones, and the repair of some sash frames and facia. Gutters and downpipes were re-aligned. Following this, external redecoration took place. Other minor maintenance works were carried out, e.g. re-pointing of areas of brlckwork and chimney stacks, fitting vented chimney caps, re-instating dislodged airbricks, replacing broken/slipped roof slates and re-bedding several ridge tiles. A metal weather bar was inserted into the concrete threshold of the front door to prevent water ingress (just in the nick of time!). Likewise the repair of the timber bracket supporting the Heritage Centre sign, which projects over the pavement, soon topped the list with 60 mph gales forecast!

Work began in early November and, undeterred by the weather, our two firms of contractors worked together to finish within the month, for which the Trust is especially grateful given the appalling weather since (see next article!). Comparing

photos of the exterior of the building in 1998 and 2013, they look virtually identical — which is as it should be for a listed building.

Mollie Francis

All Hands to the Pump! - TrustNews Mar 14

Well, not quite but a near thing. When there was a flood alert in Upper Brook Street, the combined efforts of Janet Wiles, Mollie Francis, John Beveridge, John Stanning ensured that the Heritage Centre was well protected.

Sandbags were obtained and placed around the doors and airbricks and, inside, books and computer equipment raised from the floors. Damp penetration attacked the lower flat from rain driving against the south facing wall and dehumidifiers were installed quickly by Andrew Smith, who manages the flats for us. **Well done everybody**.

St Elizabeth's College - TrustNews Mar 14



Multiple stages of construction at the North West Corner

Opposite Winchester College's New Hall is a field called St Elizabeth's Mead. The Ordnance survey map shows St Elizabeth’s College (site of). WARG, the society for Winchester archaeology and local history, is returning to the site, after a year at St Cross, to continue a programme of excavation that started three years ago.

The Chapel was founded in 1303 by John of Pontoise, the Bishop of Winchester, dissolved by Thomas Wriothesley and demolished by Winchester College in 1542.

The site has had several archaeological explorations but in all cases the records, except for some perfunctory ones, are lost. A resistivity survey produced a very clear picture of the foundations of a building roughly the size of New Hall, with large buttresses. The foundations were very close to the surface, and a short strip of

rubble, which we had assumed was dumped to provide a tractor path, was actually the top of the foundations.

The first year's excavation, in 2011, dug the east and west ends, and looked at where an early 20th century sewer (now disused) had been cut through both the north and south walls. A further, small, trench was dug roughly in the middle of the chapel. The geophys had been accurate, and the size of the buttresses and the thickness of the foundations suggested a tall building built on a raft of chalk. Our picture of the church at the end of the first dig was of a long, narrow, and tall building with an empty interior. We were unable to explore the east end as much as we would have wished as the roots of a large tree were in the way.


Wall foundations and graves in the centre of the chapel

During the second season we put a large trench from wall to wall across the middle of the building and another across the west end. The central trench revealed a complicated series of foundations of internal walls and three very carefully cut grave slots. The western trench gave the site of the main door, with another grave slot, lined with chalk slabs and with some skeletal remains. The north-west corner appeared to have several phases.

This year's excavation will look again at the west end, to try to get a better understanding of the different phases, at the centre to try to understand what was above the internal foundation, and we now hope to explore the east end as the tree, whose roots were in the way, was blown down last year.

You can catch up with this when the Trust visits the site in August.

Dick Selwood

WARG are extremely grateful to the Headmaster of Winchester for his support for the excavations Fig 1 (above) Multiple stages of construction at the North West Corner Fig 2 (left) Wall foundations and graves in the centre of the chapel.

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