Title Picture - TrustNews Dec 15



Chairman's Jottings - TrustNews Dec 15

I recently attended the Civic Voice AGM in Bristol with John Beveridge. This is an intensive two days spent at workshops (e.g.on planning, Historic England presentation, grants, the problems of the impact on historic cities of new housing schemes) to indicate just some of what was on offer.

However, the most important spin off from attending such a conference is meeting with members of other Civic Societies and discussing mutual problems. These Civic Societies come from all over England, from places as disparate as Sheffield, a large city based on its industrial past, to Winchester, a comparatively small city with an historic core set in soft down-land. The one thing common to everyone was concern over vehicle movement, congestion and the problems being caused by not addressing the problem. Perhaps this is as a result of being unable to find a solution, as it is such a bone of contention fought over by just about every local organisation, and therefore too hot to touch?

The first day started with tours to various parts of Bristol. I selected the iconic Bristol Suspension Bridge. It was designed by a twenty-two year old Isambard Brunei, after winning a competition against rivals including Thomas Telford who had just completed the suspension bridge across the Menai Straights in North Wales. When

you look at it in detail you realise why it is considered such a feat of engineering. It is over 200ft high to start with, one tower built on rock and the other tower relying on a hollow stone buttress with internal arches built up from river level. The bridge still partly relies on tolls to keep it functioning. If for any reason it is shut, then the back-up traffic affects the centre of Bristol. Brunel certainly did not anticipate the use it gets today!

On the subject of vehicle congestion, it is self evident that there are problems in Winchester, particularly at major junctions such as City Road/Andover Road, North Walls/Jewry Street and St George's Street/Jewry Street and Southgate Street. The problems are apparent today, so what is going to happen as the City grows in population by over 25%? The City is also expanding in the centre with the development of Silver Hill and Station Approach as well as expansion taking place on the outside edge. It would be good to see aspirations from the responsible authorities towards delivering a city which is a joy to walk around and not marred by fumes and dense traffic movement. Ben Hamilton-Baillie gave a glimpse of what could be at his recent lecture to our AGM, and perhaps we should examine his suggestions more closely.

I understand that the so-called Casson block in St George‘s Street is to be refurbished. There are mixed feelings towards this building. It has been badly treated over the years, with little maintenance, and that which has been carried out is of an indifferent quality. I think with flair and sensitivity the building could be hugely improved. The building was designed and built in the early sixties, the architects being Casson Conder and Partners, and very much reflects the thinking of the time. It was only designed 12-13 years after the war, at a time when there was rationing of building materials. It was also the time of the ‘brave new world’ with planners (and the public) wishing to wash away inconvenient aspects of, in our case, the medieval street pattern and then widening the roads to allow for anticipated traffic expansion! St George's Street indicates some of this thinking, buildings being taken down to make way for a widened road. The building is set back from the road at the top of a slope of granite cobbles. The cobbles could be from a London Street, for they were being ripped up and sold at this time. The building itself has a vertical grain expressed via exposed structural elements, fashionable in the 1960s. Maybe it is austere without any decoration, other than the structural elements, but it does reflect a slice of our history at a time when we were still picking ourselves up from a devastating war. Why the ramp that cuts across the forecourt, in particular the appalling handrail — first of all, does anybody ever use the ramp? if not, then reinstate the cobbles; if so, then detail the ramp and handrail properly and with consideration.

Keith Leaman

Planning Appraisal Group - TrustNews Dec 15

The groups have dealt with an average number of cases this month (although they have not been very evenly spaced) leaving some panels with very short lists, and others with rather long ones. Many of these applications are for dormers and

extensions, some of them on a very significant scale. We have objected in cases where the modifications seem to dwarf the original house. The Trust has also reiterated its objections (which have so far fallen on deaf ears) to the creeping expansion of the Christmas market at the Cathedral into the area round the West Front and the War Memorial.

We have objected to yet another proposal to redevelop the site at **15 Chilbolton Avenue**. In such cases we seek to be consistent with comments we have previously made, and do check to see whether objections to prior proposals have been addressed in subsequent applications. The latest proposal for Chilbolton Avenue, for example, has not fully addressed the issue of overlooking neighbouring property, one of our grounds for objecting to a previous proposal. In addition the new proposal involves building down the slope toward the golf course, contrary to the policy laid out in CALADS (the Chilbolton Avenue Design Statement). We were encouraged to learn from Julie Pinnock, Head of Development Management at Winchester City Council, that although the Winchester Area Design Statements were completed ten years or so ago, they are still regarded as a basis for planning decisions and until revised are incorporated by reference into the new Winchester District Plan Part 1. These design statements can be found at http://www.winchester.gov.uk/planning-policy/village-design-statements

Arthur Morgan and Mary Tiles had a very constructive meeting with Julie Pinnock in which they learned more about the steps the planning process and the constraints that the city is now required by central government to operate under.

City planners have recently refused two proposals that would have increased multiple occupancy in Stanmore (one at **86 Cromwell Road** and the other at **114 Stanmore Lane**). The Trust fully supports those decisions.

We have been notified that Peter Symonds College is hoping to construct a new Arts Faculty Building. Trust members have been invited to an Open House on 23 November 6-8pm at Peter Symonds to view plans for the proposed building. If interested members attend, please feed back to the Trust any comments you may have.

As may be observed, this is not Shione Carden's report and I lack her in-depth knowledge of the planning process and its history in Winchester. I thank her for holding my hand as I have gradually tried to take over some parts of her previously pivotal role. Since she is scheduled to be admitted to hospital tomorrow (11th November) this report will not have benefited from her corrections or suggestions; so all sins of omission or commission are mine. I am sure we all hope that her operation is successful and that she is well on the way to recovery by the time you read this.

Mary Tiles

Social Housing - an update - TrustNews Dec 15

Following my recent historical sweep, the aim of this article is to provide an update on housing policy for Trust members. As I said in the September newsletter, it is like trying to hit a moving target. I wrote the earlier piece in the summer, and much has changed, or at least is intended to change, since then. Now it is more like trying to board a fast-moving train, with likely resultant injury, at least for those at the receiving end of some of the proposed policies.

The subject has surged up the news agenda, so members will probably have read or heard something in the media. The thing to remember is that almost every policy change will impact harder on central Winchester where the average house price is now - according to the latest round-up from one of the estate agents* - £515,400. So affordability is a particularly keen issue here. And the city is home to some 6000 students in the university and school of art, large numbers of whom live in what were once council houses, particularly in Stanmore.

The Housing and Planning Bill passed its second reading on 10 November. The final date is not yet on the parliamentary website but it is intended to become law by April next year. Amendments are being made, so it's impossible to predict the end result.

The parliamentary website describes it in anodyne terms as "A Bill to make provision about housing, estate agents, rent charges (sic), planning and compulsory purchase." But beneath that description, many of the proposals are contentious. The one that has generated the most headlines is probably the extension of Flight to Buy to the housing association sector. A number of large associations have made a voluntary agreement with government over this, carrying most of the smaller, more reluctant, associations along in their wake. The associations will be recompensed with funds generated by forcing councils to sell their most valuable stock as it becomes vacant.

The definition of what constitutes high valuestock is still to be published, but it is not hard to imagine, unless it is on an entirely local basis, maybe even ward by ward, that most of Winchester's stock will be vulnerable. The Bill in fact allows for government to estimate the amount of money it should receive from a local authority each year, which must then be paid to the Treasury, whether or not the homes have been sold.

An appealing-sounding 1% reduction in rents charged is equally fraught. As far back as July, when the policy was first emerging, the Financial Times reported that the Of?ce for Budget Responsibility said the cut would lead to housing associations abandoning plans to build 14,000 new homes, while the National Housing Federation said the figure would be closer to 27,000. The professional journal Inside Housing has reported several commentators speculating whether this might lead to credit ratings being downgraded, affecting additionally the ability of the associations to borrow in order to build.

The latest twist, which may be resolved in either direction by the time this TrustNews arrives on your doorstep, is that the Office for National Statistics has declared that this unprecedented level of government intervention in the operations of what are mostly private charities means that housing associations should be classified as

government bodies, transferring in one swoop the sector's £6bn debt to the government's national debt. Unsurprisingly the Treasury is not happy about this.

There is one very welcome element in the Housing and Planning Bill, and that is the proposal to tackle rogue landlords. I don't know whether these exist in Winchester, but there is at least one case of unconsented conversion to multi-occupancy, complete with ‘beds-in-sheds‘, where the council is talking of enforcement.

Another welcome proposal concerns the recovery of abandoned premises. There are not many of these in Winchester, but there is at least a handful, that could be brought back into use given the resources within the council. Rogue letting agents are also to be addressed.

There is also the matter of the s106 agreements, which featured in the last article. Then, although they were failing to deliver anything like the amount of social or affordable housing hoped for, they were at least current, and still feature in the council's Local Plan. Now, however, according to David Cameron's party conference speech in October, developers are to be freed of the obligation to provide affordable housing to rent in new developments. It is not immediately obvious whether this is integral to the Housing and Planning Bill, but it featured in The Government's July 2015 Productivity Plan, ‘ Fixing the Foundations: Creating a more prosperous nation’.



HMO: a possible enforcement case
photo courtesy of Hampshire Chronicle

Instead of the s106 agreements on rented housing, developers are to provide below-market-cost starter homes for sale. The market cap outside London is £250,000, and the maximum age for a first-home buyer to qualify is 40. Leaving aside what is to happen to those who will not qualify for a mortgage, or perhaps simply can't cope with home ownership - the blocked gutters, slipping slates and other challenges probably familiar to most Trust members - the proposal blows a potential hole in the intensively-prepared plans of all local authorities.

Frankly, it's hard to be optimistic about housing in England (the other parts of the UK have other dispensations) at the moment.

Judith Martin

* Charters Market Insight, November 2015.

Design Awards 2015 - TrustNews Dec 15

For the award this year the Trust received fourteen entries. Each entry was studied in detail by the Awards Panel and all projects investigated on site, some more than once and some both from inside as well as outside. All entrants were also asked to submit their schemes on an A2 panel, with the specific reminder that the Awards are made for ‘design excellence as long lasting contribution to the City of Winchester’. These A2 displays, which were on show at our AGM, formed part of the Panel’s review also. It is worth noting that the Award Panel consisted of a very diverse group of professionals, one architect and educator, one urban designer and town planner, one farmer, one artist and one landscape architect. With regards to the Awards, the Panel were unanimous in making the decisions. The Trust as well as the Awards Panel were somewhat surprised by the relatively small number of entries received as compared to previous years. In some ways this was accentuated by the fact that over half of the entries came from just two architectural practices. It was also noted that half of the entries employed the architectural materials palette of brick and zinc. Neither of these observations had any bearing on the Awards procedures; they are however noteworthy.

The winner was …

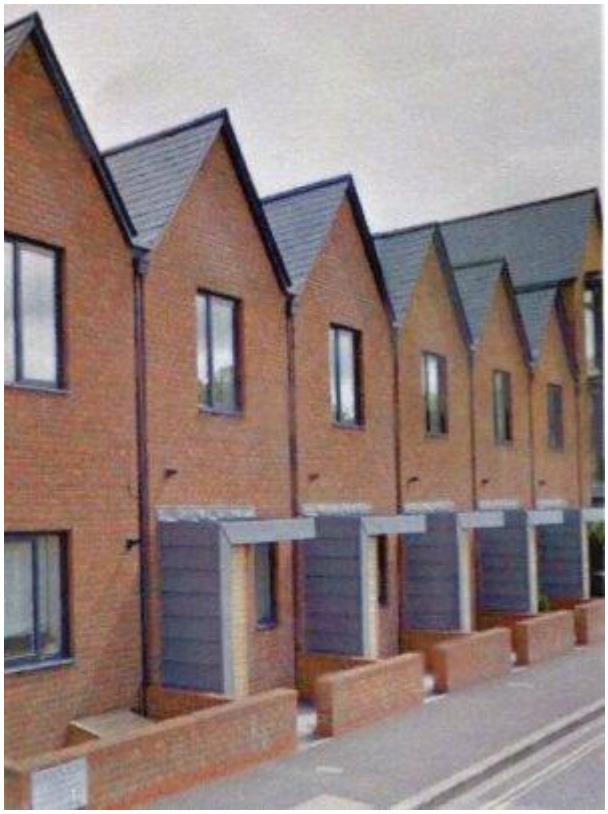
The winner was St Valentines Close, a scheme of 16 homes on the site of the old Winchester Laundry in Gordon Road. Chair of the Awards Panel, Hans Klaentschi complemented the designers, T2 Architects on presenting an interesting urban solution on a difficult site. He said “A rather calm internal ‘courtyard’ space has been achieved that is diagonally traversed by a pedestrian route linking Hyde Abbey Road with Gordon Road. The scale along this route varies greatly with individual houses of very different styles to the east and north. Great care went into materials and detail and the whole thing has a good air about it, though it is the urban, rather than the architectural aspects that are most convincing." The development was carried out by Drew Smith Homes who were presented with a blue plaque by the Mayor of Winchester at the Awards evening on 22nd October.

The scheme stood out amongst the 14 schemes submitted, all of which have made a valuable contribution to Winchester's townscape over the past 3 years.

Once again the Trust is indebted to David Marklew for his impeccable organization.


St Valentines Close





Forthcoming Outings - TrustNews Dec 15

There will be a Trust visit to West Sussex on **Monday 16 May 2016 to West Dean Gardens in the morning followed by a guided tour of Goodwood House in the afternoon**. We will probably travel by coach and the total cost including the coach and afternoon tea at Goodwood House is likely to be around E50. Application forms will go out in the next issue of Trust News.

Goodwood, one of the finest country houses in England, has been the home of the Dukes of Richmond & Lennox for over 300 years. The 1st Duke of Richmond was the natural son of King Charles II and his French mistress, Louise de Keroualle. He originally bought Goodwood as a hunting lodge and subsequent Dukes enlarged the existing Jacobean house considerably.



The architects Roger Morris, Matthew Brettingham and James Wyatt were all involved at various stages during the eighteenth and early nineteenth centuries. The house has an outstanding art collection, formed by successive generations of the family, which includes paintings by van Dyck, Canaletto, Stubbs and Reynolds, Sevres porcelain, Gobelins tapestries and eighteenth-century French and English furniture.

West Dean Gardens date back to the original Jacobean manor house and were much extended and improved in the nineteenth century then decayed gradually over the next century until the great storm of 1987. Since then the 90 acre garden has been restored and redeveloped.

Sue Owers

Tuesday, 12th April. Visit to the Watts Gallery at Compton, Surrey.

George Frederick Watts and his wife Mary were celebrated Victorian artists who settled in the rustic isolation of Compton. The Watts Gallery was established many years ago and was rescued from neglect (buckets to catch the rain etc) some years ago by a substantial grant from public funds. Their home nearby, Limnerslease, a remarkable Arts and Crafts house, has been restored and is available for visits. Nearby is the notable Watts Chapel (grade 1 listed) which was created by Mary Watts. We will visit all three buildings with the benefit of guides and enjoy a light lunch. Estimated time 10 to 4pm. Estimated travel time - 1hour. Estimated cost £30 per person. Full details and application form with the March issue of TrustNews but you may register your interest now with our Secretary.



Then, future plans:

We are considering visits to Kew Gardens, Royal Hospital Chelsea, Sherborne and Wells. Suggestions for other trips would be welcome.

Iain Patton

Festive Memories - TrustNews Dec 15

In this issue Phil Yates takes us back to 1930s Winchester and recalls Christmas past through the eyes of an 8 year old.

No festive lights adorned the High Street but shop window dressers excelled in their displays for the Christmas season. One of the joys for me was visiting Santa in his cosy grotto at Sherriff & Ward (now Debenhams). A gigantic sack full of sawdust filled with buried presents drew us children closer. ‘What do you want for Christmas, sonny?’ ‘A Hornby train set’ was my reply. After a slight hesitation, ‘well, dip your hand into the sawdust and make a wish.’ A small parcel appeared which turned out to be a dinky toy. Of course, free gifts from the store did not run to my real wish but never mind. Why not cross the High Street to the London Bazaar and make for the toy section on the first floor? There, staring me in the face, was a Hornby train travelling at full speed around its tracks. ‘This is what I want for Christmas’ I announced to the proprietor Mr Gordon-Watson. ‘I hope your wish comes true’ he replied.

And it did. On Christmas morning, there it was in Santa's sack — a Hornby train set complete with rails! My wish had come true. After lunch we gathered round the wireless to listen to the King's Christmas message. George V started the tradition in 1932 and it has been followed by his successors ever since. There followed festive tea with the relations, though I could not wait to switch on the wireless again for Children's Hour with Uncle Mac, Larry the Lamb and Ernest the Policeman.

I always looked forward to Boxing Day afternoon when my parents took me to the pictures, normally opting for the Odeon on North Walls because it contained a Compton organ with Basil Cuthbert in charge of the console. Festive songs and community singing were part of the programme. Then the lights dimmed and - joy of joys - The Adventures of Robin Hood starring Erroll Flynn and Olivia de Havilland with the villains played by Basil Rathbone and Claude Rains. Winchester did not have a theatre so a pantomime visit in January meant a steam train ride to Southampton and a choice of three theatres: Grand, Hippodrome or Empire (now The Mayflower). Names such as Gracie Fields, the Crazy Gang, and two of the greatest Dames of all time - Douglas Byng and Jack Tripp - come to mind.

Such are my early Christmas memories. We may have missed out on today's numerous TV channels etc but we were content with the wireless which had two BBC programmes, the national and the regional (Winchester came under West of England). My family were lucky having electricity in the house but for families reliant only on gas, large batteries or accumulators were the only way of listening to the radio. The first television service was not launched (from Alexandra Palace, North London) till 1936 and was only available in the Home Counties. The service ceased throughout the war and did not really become popular till the Queen's coronation in 1953. Those were the days.



I am indebted once again to Rod Youngman for his assistance with this article.

Phil Yates

Christmas is coming up, don’t forget we have: - TrustNews Dec 15

Pop into the Tourist Information office for your **Trust Christmas Cards** including a new card with a painting by Keith Leaman (see 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 Winchester's public houses by Phil Yates, which is available from Waterstones at £9.99.

Chris Webb - TrustNews Dec 15



A prominent member of the Trust in its early days, Chris Webb died in September at the age of 76. In particular he helped set up displays, exhibitions and video presentations for public viewing in the Heritage Centre.

He was born at Fareham, moving later to Newbury, and worked for British Rail, National Carriers and British Gas – Southern Transport Supplies. In the early 1970s Chris moved to Southgate Street, Winchester, where he lived for the rest of his life.

Here he became a devoted transport enthusiast, a veteran city activist, local historian - and much more. His special interest was in two modes of transport - rail and bus. He travelled extensively on railways in many countries, including even the world 's highest railway in the Himalayas. Closer to home his knowledge about steam railways was immense, and along with vintage rail, vintage buses were also his speciality. Naturally, as a result, when the Friends of King Alfred Buses were formed in 1985 Chris was closely involved and could regularly be found on their 'running days' directing visitors for their bus tour.

He was a great campaigner for transport-related city projects, and one in particular stands out - the Hockley Viaduct. By his sheer perseverance he played a leading role in saving this unique structure when it was threatened with demolition in the early 1970s. Chris immediately set up an action group to save and restore it. 40

years later, on Feb 28th 2013 his dream came true when the viaduct was officially opened to the public, though sadly he was too ill to attend.

His life can be summed up in three Ds - delightful, dedicated, determined. He will be remembered by his many friends with great affection for his kindness and generosity.

Phil Yates

Keith Egleston MBE, JP. - TrustNews Dec 15

A member of the Trust for as long as I can remember (the annual reports only started recording members' names in 1985), Major K M Egleston died on 28rd October, aged 94. He was also an active member of the HBPT and HGT amongst others. No doubt. Keith was always a reliable source of advice and support, and particularly willing fearlessly to beard important people and organisations on our behalf with his invariable charm and, as he described it, the humble demeanour of "blind brother seeking assistance". His charm and humility concealed an acute and experienced mind, not to mention an acerbic sense of humour, honed from his years as a Greenjacket, an advertising executive, and the man responsible for education for the Civic Trust if I remember correctly. For many years after his retirement from public life it remained a pleasure to meet him at Trust and other County functions, and to hear his witty opinion about recent events.

Michael Carden

Membership - TrustNews Dec 15

A warm welcome to the following new members:
Ms H. THOMAS-ANDREWS,
Cllr & Mrs K.GOTTLIEB,
Ms A.WEIR,
Mrs J.RUTTER

Thank you to all our members who now pay their subscriptions by standing order and also those who gift aid them. If you would like to join in doing so in future, please ask at the Heritage Centre for the necessary forms.

Organisation - TrustNews December 15

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Vice President	Donald Insall CBE FSA RWA FRIBA FRTPI SP dipl (Hons)

Vice President	Capt. Antony Skinner RN

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Footer - TrustNews Dec 15

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