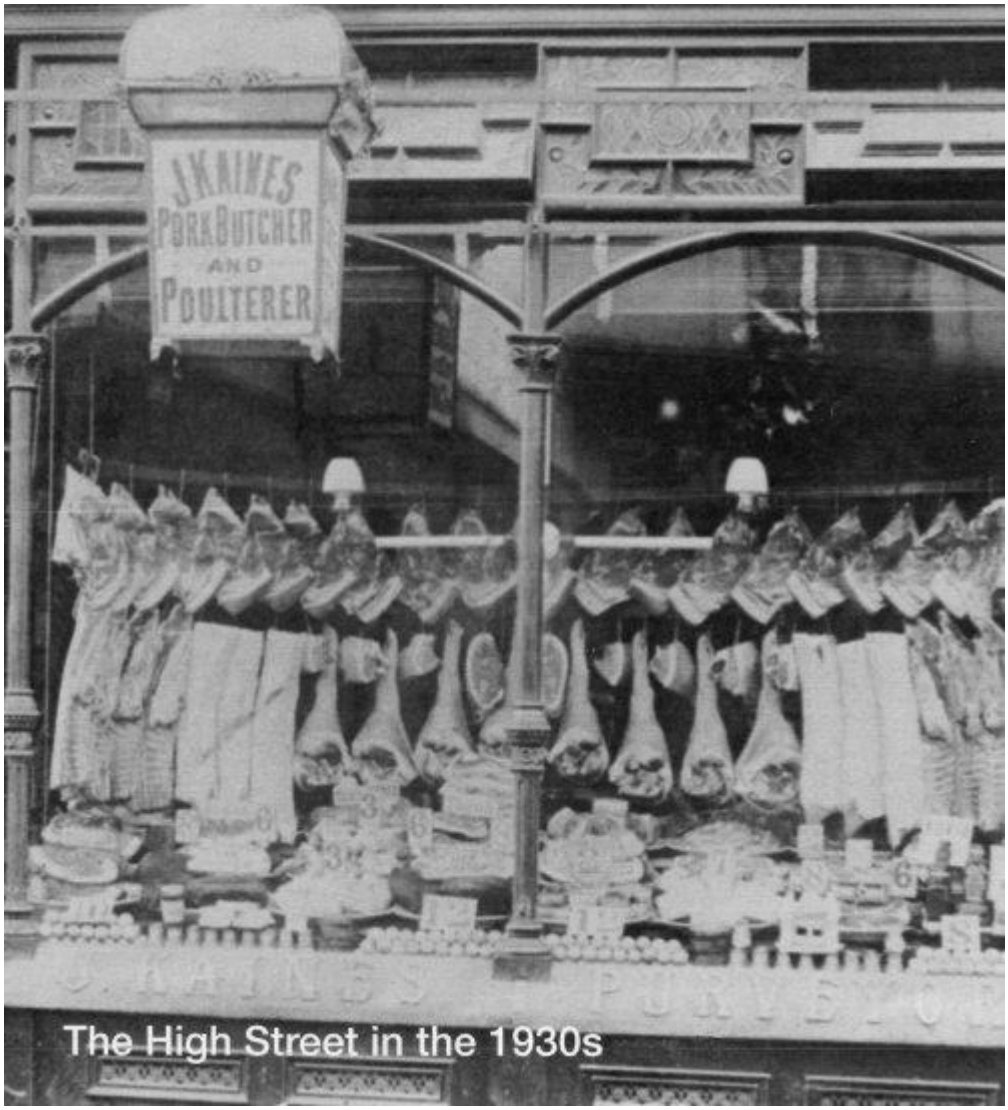
Title Picture - TrustNews June 15



John Kaines Butcher - High Street 1930s

Chairman's Jottings - TrustNews June 15

The Trust Council is still debating and monitoring many of the same issues that we have discussed for some time now: Silver Hill of course, Barton Farm housing and the Station Approach area. We have also been concerned with Winchester City Council's planning application for a residential/nursing home on the Chesil Street car park site. There have been other issues not the least of which is the LPP2 (that is the local plan, part 2) which is a strategic study for Winchester's likely future development strategy. Patrick Davis and his policy group have been monitoring and contributing to this debate over the last year or so.

The Chesil Street nursing home is an interesting but worrying example of how not to procure a good building. The site is situated in a prominent position just short of the City Centre, so acts as an introduction and gateway building. The expectations for

any building on this site should be for the very best result which we can all be proud of. The vibes for this building are not good for a number of reasons:

1. The brief set by the client appears to ask too much of the site space, it appears to be an over dense scheme.

2.The building is intended for the older generation, for some of whom access into Winchester could prove to be difficult.

3. Perhaps most worrying is the way in which the building is being procured which I consider to be very questionable and is likely to lead to an unsatisfactory result. I believe the local authority should be setting a good example. After all a building is likely to last for a long time and be something always to be looked at with pleasure, not causing us to wonder in the future how the planning system allowed it to happen.

Then we have Station Approach which actually embraces much more than just the immediate approach zone. We have been involved in some of the workshops discussing this area. It became apparent very quickly that one of the key problems is how to resolve the traffic congestion, and at peak times how pedestrian movement, which includes large numbers of school students, should be catered for. There does not seem to be any idea on how to resolve this important issue, yet major development in this area is being considered that can only exacerbate the problem.

.There is a very successful planner/traffic engineer, Ben Hamilton-Baillie, who lectures widely on the subject of traffic. Unusually, he makes a dry subject very entertaining, but at the same time provides practical, positive answers, which he has proved by the projects up and down the country in which he has been involved. We have approached Ben to give the **A.G.M. Lecture on the 28th September**. I can assure everybody that they will go away inspired by some of his ideas as well as being entertained. We certainly need some inspiration on how to resolve traffic problems in Winchester -with a 25% increase in population, traffic problems will only get worse and this beautiful City of ours will suffer from fumes and strangulation.

Keith Leaman

Planning Appraisal Group - TrustNews June 15

The PAG panels have had a relatively peaceful time since the last TrustNews. There have been no schemes needing a presentation, no appeals to the Planning Inspectorate that needed a letter, and nothing further has been heard following the pre-application presentations that were reported then: the new scheme for the redevelopment of the **Hampshire Police HQ, Romsey Road**, and the proposed residential development on land at **Pitt Vale**

WCC has not yet made a decision on either the residential development at **Teg Down House, 29 Chilbolton Avenue**, where they have concerns about the design as well as the placing of buildings too close to established trees, or the proposal to build 11 dwellings behind **Wellington House, 77 Kingsgate Street**, where the

planners are facing a difficult problem. The Historical Environment team would recommend refusal of the suggestion that access should be from Kingsgate Street, feeling it would be detrimental to the setting of an ancient monument and the nearby listed buildings. And local residents don't like the congestion that would be caused by the proposed access off narrow Canon Street, with further concerns that this access might not be able to cope with the larger and longer than usual type of vehicle that residents might have. Both developments are under negotiation, and it seems unlikely there will be an early decision for either, especially the latter!

A new scheme has been put forward for the residential development at the **Snooker Centre, Radley House, 8 St Cross Road**, with five dwellings on **Edgar Road**. This is a more sympathetic proposal than the previous one, especially relating to its effect on the setting of Radley House, where the extension now proposed reflects the arches of the earlier extension on the other side of the Listed Building. We did, however, have some concern about the lack of any visual incident at all on the roof of the otherwise traditionally-designed terrace of houses in Edgar Road, fearing that their absence might result in an array of TV aerials and dishes being the only additional features of roof-line interest and that this would detract from the appearance of the terrace.

Another scheme that has caused us some concern is the proposal to resurface part of the rear garden of **2 Wolvesey Cottages, College Street**, to provide additional parking for Wolvesey Palace. We felt that to provide more parking might encourage more cars rather than reducing parking in the main drive, and objected. A decision has still to be made on this application, and as neither English Heritage nor the Historic Environment team have objected it seems likely that it will be permitted.

Two other more recent developments are also awaiting decisions. At **28 Chilbolton Avenue** it is proposed to demolish the existing building and build four dwellings, which we feared would be overdevelopment of a narrow site because of the large area given over to hard surfacing for access and parking, with little garden space. There was a lack of information about how the development would relate to the surrounding area and a possibility that it could overlook property in Gordon Road, and we objected, suggesting that further thought should be given to the design, height and layout of the proposed blocks. The second development is yet another scheme for the land adjacent to **13 City Road**, where it is now proposed that a coffee shop and three flats should be built. We also objected to this scheme, feeling that the proposed building would be too grandiose and imposing for the character of street, and suggested that its design should be reconsidered, especially regarding its height.

Many of the remaining the applications seen by the panels were for loft conversions or various types of extensions, with a depressing number of the loft conversions consisting of one of our most hated things: a supposed "dormer" that takes up the whole - or very nearly all - width of the rear slope of the roof. These box-like structures are a far cry from the architectural description of the dormer (which I have given before in TrustNews, and give again to refresh your memories because we hate them so much) : *"A dormer is a window placed vertically in a sloping roof and with a roof of its own"* - **not**, please note, something that looks like a shed on the roof. It would be good if the Planning Department could enforce a less misleading

description for this type of application, but I fear this is rather like asking for the moon.

Shione Carden

PLACE: Shaping for a better quality of life - TrustNews June 15

In March a joint training project between Winchester City Council and Eastleigh Borough Council, supported by the Urban Design Group, was set up to provide Members and Officers with an insight into the way the design of the built environment needs to be considered to ensure that it enhances the quality of life. There were three sessions held over three weeks, one each for the Councils in Winchester and Eastleigh respectively and a joint session in Eastleigh to summarize results and compare lessons learned; each was organized and run with support from Feria Urbanism, a design practice based in Bournemouth. An invitation to participate was kindly extended to the City of Winchester Trust and Mary Tiles and I attended as representatives.

The Farrell Review, published in March 2014, was outlined in order to establish the principles for this training exercise. The idea of **PLACE**, being an acronym for **P**lanning, **L**andscape, **A**rchitecture, **C**onservation, **E**ngineering, was introduced and broadly discussed. It could be seen that the nature of this Review is all-encompassing as it also takes into account key themes of education and outreach skills, design quality, cultural heritage, economic benefits and built environment policy — and more besides.

Our task for the day was to apply these principles in a comprehensive analysis of an actual site in Winchester, viz. the carpark on Town Walls, oft Gordon Road. To do this we were divided into 10 groups of 5, each with a facilitator. Each of us was then designated one of the letters of **PLACE** to inform and direct our individual analysis of the site, and where possible assigned to a profession that took us out of our comfort zone so that we would have to think outside the box. As an aid we also received a useful booklet outlining prompts and ideas for consideration while on site. Understandably, the unexpected arrival of 60+ persons armed with clipboards, notepads and cameras proved perhaps a little unsettling for some of the residents around, and resulted in some lively but useful exchanges! (The site chosen by Eastleigh included their Police Station, the occupants of which were disinclined to allow such numbers to wander about for security reasons. This resulted in exploring an urban site greater than originally intended, though not without extra analytical possibilities from an unexpectedly extended brief.) Once the site analysis was completed we returned to the Guildhall and re-joined our groups in order to exchange our separate findings and from our assessments prepare draft design proposals for a hypothetical brief. So these could not be pre-empted on site they were distributed in a sealed envelope after our return and subsequent preparation. Large scale site plans and **PLACE** tabulated sheets were drawn and written upon to describe and record our proposals and reasons for suggesting chosen design possibilities. After a frenetic hour each group gave a feedback of their deliberations at the plenary session, and it was interesting to note how this collaborative approach

resulted in a general consensus of creative design outcomes for redevelopment - though not without individual group emphases of certain elements, of course. It became apparent that such an inclusive, cross-disciplinary exercise would have an exchange and dialogue that could be invaluable for ensuring effective place-shaping of a communal environment.

The ‘wash up’ held in Eastleigh compared and contrasted the outcomes of both Councils’ projects and though site-differences existed the lessons well-learned complemented each other, thus endorsing the principles of a **PLACE**-based site analysis and the merits of this approach preceding any specific proposal. Collaboration was seen as critical, i.e. obtaining the views and insights of all **PLACE** professionals from the outset could prevent, for example, separate engineering concerns for traffic and highways dominating place-making and thereby leading to better design. Also in the discussion that arose from a brief period of brainstorming the lessons learned, it became clear that collaboration should include communal engagement and a dialogue with local knowledge and input from the social contexts of the wide mix of ‘players’ who make up our complex society, and that this refers back to the Farrell Review which recommended each town should have an ‘urban room’ wherein projects and planning issues can be presented and discussed enabling communal participation and contribution.

The joint **PLACE** enterprise proved to be a most stimulating, worthwhile and enjoyable exercise where a sense of camaraderie ensured the open and generous exchange of ideas and skills. John Hearn, urban design and major projects officer WCC, Mark Waller-Gutierrez, implementation and design manager EBC, Liz Kessler of Urban Design Group and Richard Eastham of Feria Urbanism are to be thanked and congratulated on presenting this opening salvo on **PLACE** shaping. May we hope for more!

Arthur Morgan

What does the future look like? - TrustNews June 15

Find out from cutting-edge architects, in Winchester

What will our homes look like in five years‘ time? What's the latest thinking about planning our streets and neighbourhoods? Which sustainable materials and latest technologies are going to be essential to building design? And how do architects go about designing the places where we live, work and play?

These questions will be answered at a series of presentations by innovative architects and commentators, at the Winchester Discovery Centre. The hour-long illustrated talks have been organised by local architects, on behalf of the Royal Institute of British Architects (RIBA). They have run an annual lecture series for some years, which they are now opening up to everyone.

The first talk will be on Wednesday 8 July, by Jamie Fobert of Jamie Fobert Architects. His practice is currently working on the extension to Tate St Ives; and has provided architectural design concepts for clients including Versace and Selfridges.

The architects‘ talks will then run weekly from 2 September until 22 October.

Speakers will include David Prichard and Neil Deely of Metropolitan Workshop, currently master planning redevelopment of a large area of Brixton; Phil Coffey of Coffey Architects, whose library and research centre at the Science Museum is due to open later this year; and Alan Williams of Stanton Williams, the architects of the revamp of the Royal Opera House.

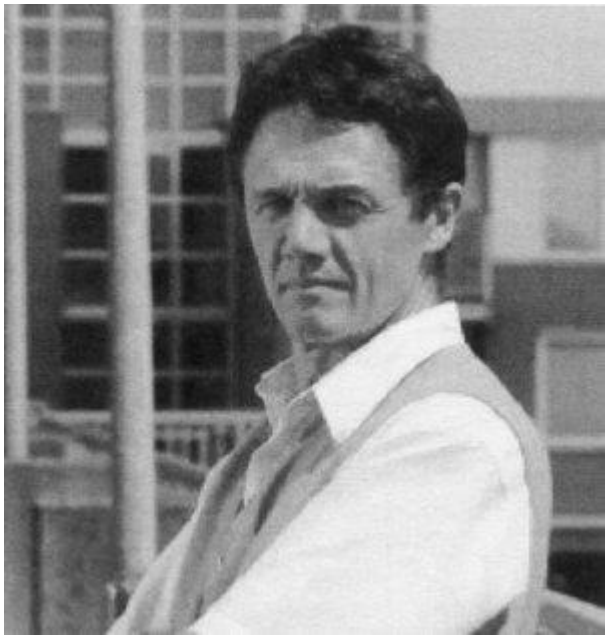
The talks all start at 6pm for 6.30pm. They cost £5 per person (students get in free) and seats must be pre-booked by emailing jenny.peterson@riba.org.

RIBA Hampshire Vice Chair Dominic Gaunt, Director of ACG Architects, is keen that the talks should get people thinking about what architects actually do. ‘Speakers will cover topics ranging from enormous master planning and regeneration projects through to small-scale houses and highly bespoke interiors. We're very excited to invite these stimulating, challenging speakers to Winchester, as our mix of creativity and heritage means that a lot of people want to understand more about architects and architecture.’

The programme is:
Wednesday 8 July Jamie Fobert, Jamie Fobert Architects
Wednesday 2 September Martin Gardner, Martin Gardner Photography
Wednesday 9 September David Prichard and Neil Deely, Metropolitan Workshop
Wednesday 16 September Phil Yunnie, Gillespie Yunnie
Wednesday 23 September Sander Lap, LapLab
Wednesday 30 September tbc
Wednesday 7 October Phil Coffey, Coffey Architects
Wednesday 14 October Hugh Petter, ADAM Architecture
Thursday 22 October Alan Williams, Stanton Williams

Annual General Meeting - TrustNews June 15

Monday 28 September at John Stripe Theatre; doors open 6.45, business starts 7.00pm Please make a note in your diaries.



This year's guest speaker will be Ben Hamilton-Baillie, the founding director of Hamilton-Baillie Associates, a consultancy in Bristol specialising in street design and traffic in towns. He is the UK's leading exponent on low-speed design principles and shared space, seeking ways to cope with growth and to better integrate traffic into cities, towns and villages. He was the lead designer for the regeneration of Poynton in Cheshire, and worked on schemes for Fishergate in Preston, Exhibition Road in London and Ashford in Kent. Ben is a Built Environment Expert for the Design Council CABE, and teaches at the Universities of Bath, Cambridge and the West of England. He is author of 'Traffic in Villages', a toolkit for communities, and contributed to the production of Manual for Streets (2) and to ' Designing Streets'.

Summer Walks 2015 - TrustNews June 15

14th May Thursday 6.00pm	**From Waterloo to Winchester** Meet under the Westgate, Upper High Street	**Geraldine Buchanan**
21st May Thursday 6.00pm	**Improving Urban Chalk Streams for Wildlife** (Habitat improvement for Abbey Gardens and Friarsgate) Meet at Abbey Gardens	**Rachel Remnant** Reserves Officer, Wildlife Trust
28th May Thursday 6.00pm	**Tour of the University of Wnchester** Meet at the main reception off Sparkford Road	**Chris Higgins & John Mann** Retired Directors of Estates at UoW
4th June Thursday 6.00pm	**Minsters and St Michaels** Meet at West Front, Winchester Cathedral	**Colin Crook** Winchester area tourist guide and Trust Member

11th June Thursday 6.00pm	**Public Art: Celebration and Memory** Meet outside the Tourist Office, Guildhall, The Broadway	**Richard Baker** Retired Architect and Trust Member
18th June Thursday 6.00pm	**18th Century Door Surrounds** Meet in the courtyard of Adam Architecture, No. 75 Hyde Street	**George Saumarez Smith** Architect and Director Adam Architecture
25th June Thursday 6.00pm	**Winchester High Street of the 1930s** Meet under the Westgate, Upper High Street	**Phil Yates** Local Author, Historian and Trust Member
2nd July Thursday 6.00pm	**Hyde Abbey** Meet at Hyde Abbey Gateway, King Alfred Terrace	**Alys Blakeway**
9th July Thursday 6.00pm	**Details through the centuries** Meet under the Westgate, Upper High Street	**Keith Leaman** Architect and Trust Member
16th July Thursday 6.00pm	**St Cross Hospital** Meet at entrance off St Cross Road	**Michael Carden** Former Architect to St Cross and Trust Member **See Note 5 below**
23rd July Thursday 6.00pm	**Contemporary development in historic and sensitive locations** Meet in former West Downs School car park	**John Hearn** Retired Urban Design and planning Officer Winchester City Council and Trust Member
30th July Thursday 6.00pm	**Owen Browne Carter, Winchester architect (1804 - 1859)** Meet in front of the Discovery Centre in Jewry Street	**Robin Freeman** Retired Architectural Historian and Trust Member
6th August Thursday 6.00pm	**The Chesil railway : Opportunity or disaster?** Meet at the Weirs by steps to Scott Garden (River Itchen side of the 'Bishop On The Bridge' PH)	**Andrew Rutter** Retired Winchester City Council Conservation Officer

Details and conditions for the summer walks:

1. **Timings** All walks will start at 6.00pm
2. **Donation** of £3 to the Trust is requested from each person on each walk.
3. **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.
4. **Walk 21st May**: Additional payment of £3 for Wildlife Trust requested from each

person. Wear suitable footware for a variety of surfaces.
5. **Walk 16th July** Additional payment of £4 adult and £3.50 senior/student for St Cross Hospital admission fee.

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.

The High Street of the 1930s - TrustNews June 15

Starting with this issue, Trust member and local historian, Phil Yates, who has resided in Winchester for most of his 88 years, will be reminiscing and sharing with us his memories of the city during the 1930s and 1940s. These articles will be illustrated by photographs from the Trust's own archives.

Introduction by Keith Leaman
Originally the High Street was a straight road (Magno Vico), running from Eastgate to the Westgate. It is one of the oldest streets in Britain that has remained where it has always been for over a thousand years. The character of the street has of course changed many, many times over the years and continues to change but the line of the High Street remains the same The Broadway for example, the lower part of the street was demolished at the turn of the 18th/19th century. All that was left on the east side was the House of Mr Pescod, the Winchester Recorder His house is now Abbey House with the public gardens behind. In 1873, to one side of Abbey House, a new Guildhall was built. This replaced the town authorities' use of St Johns House opposite, which reverted to St Johns House Trustees. You can still see the fibrous plaster frames that housed paintings in the first floor assembly room, where council business was undertaken. These paintings are now in the Guildhall. The lower rooms of St Johns House were part of the original hospital with two divided wards, one for women and one for men, both constructed to look into the chapel.

There has always been change, although much recently has been at eye level with new shop fronts and constantly changing ownerships plying different goods etc. One of the more dramatic changes was the 1973 pedestrianisation of the main High Street. Many will recall the hard debating for and against removing vehicle movement, not an over popular proposal but nevertheless carried through. I imagine it would not be too popular now to reverse the decision!

In the 1930s Salters butchers, Whitwams music centre, Kingdons ironmongers and Dowlings drapers: these are the names of businesses familiar only to older Wintonians like me! Many shops in the High Street were family-run, some business owners taking an active part in the city's affairs. It is hard to imagine now that 11 butchers, 5 tailors, 4 open-front shops (2 fruit and veg and 2 fishmongers) adorned the Roman High Street along with 5 pubs, a cinema, 3 high-class restaurants and, of course, no High Street was complete without Woolworths, the 3d & 6d store.

What a contrast to today's High Street with its 5 mobile-phone outlets, 4 building societies, 6 estate agents! Yet the old picturesque scene from the Westgate remains, even if market stalls now obstruct the view lower down towards the Guildhall. Perhaps, in 5 or 10 years time the character of the High Street will change yet again. “Watch this space" as the saying goes!

However, let us return to the ‘30s and look at three butchers. First, Salters, a shop of real character which stood on the site of Mottisfont Court, festooned with hanging baskets and boasting a plaque reading ‘By appointment to Queen Victoria’ (the plaque now in the City Museum). Salters was one of the local butchers appointed to supply the royal family at Osborne House at Cowes. Second, Page & Phillips — more fishmonger/poulterer than butcher - which stood on part of what is now the RBS. Fresh chicken and turkeys, already plucked, rabbits and hares, ducks and pheasants, all hanging upside down on rails outside the shop - a sight rarely seen nowadays but common enough then. At Christmas magnificent displays were illuminated with lights intertwined among the produce. Later Albert Smith combined running the shop by day with his evening performances as an amateur magician.

Finally, John Kaines, pork butcher and poulterer (see photograph on front cover) stood on what is now the wooden-framed section of Lloyd's Bank. He sold the best pork sausages in the city - I can taste them now! He advertised that "hams killed and cured on the premises have no preservatives or chemicals". His other shop close by the corner of Upper Brook Street had pig carcases hanging outside on rails.

Phil Yates

N B: Phil's tour of the High Street in the 1930s takes place on Thursday 25"‘ June at 6.00pm, starting at the Westgate and, time permitting, ending at the Guildhall. (Advance booking recommended).

The Historic Town Forum - TrustNews June 15

The Historic Towns Forum, of which the Trust is a member, is holding two free events in Oxford, which may be of interest to members.

The Historic Towns Forum, the Association of Small Historic Towns and Villages, and Kellogg College are pleased to continue their series of Historic Built Environment Seminars, addressing current and contentious topics within the historic built environment, fostering academic dialogue, professional practice, and providing an arena in which the public, private, civic and academic sectors can engage in heated and healthy debate about all aspects of the topic in hand. The seminar series will be accompanied by published proceedings each following year. Do join us!

2015: Planning for the Historic Environment

11 June Panel debate, on Transport solutions in growth areas - is heritage a help or hindrance?

19 November Jon Rowland, Jon Rowland Urban Design, on Planning for growth - historic towns and the Greenbelt issue.

Venue: Mawby Room, Kellogg College, 60-62 Banbury Road, Oxford, OX2 6PN
Time: 7.00pm for drinks and nibbles; seminars start at 7.30pm sharp
Finish: 9.00pm These are free events.

Register at Register here, email Noel.James@kellogg.ox.ac.uk or phone 07947 521567. See you there!

Also on 13 August there is 'Greening the Historic Environment' - sustainability, travel and historic towns - 13 August

Civic Society members of HTF £60.

Kellogg College, 60-62 Banbury Road, Oxford OX2 6PN

Transport has been a perennial issue for those working in historic towns - Park & Ride, narrow streets, transport emissions and the green agenda are as topical now as always. Join us, and speakers from the Office for Low Emission Vehicles, the British Parking Association, Worcester City Council and many others as we debate the issues and look for 21st century solutions. The full programme is now online: http://www.historictownsforum.org/node/1464.

Roger Brown, 30th August 1924 - 14 April 2015 - TrustNews June 15

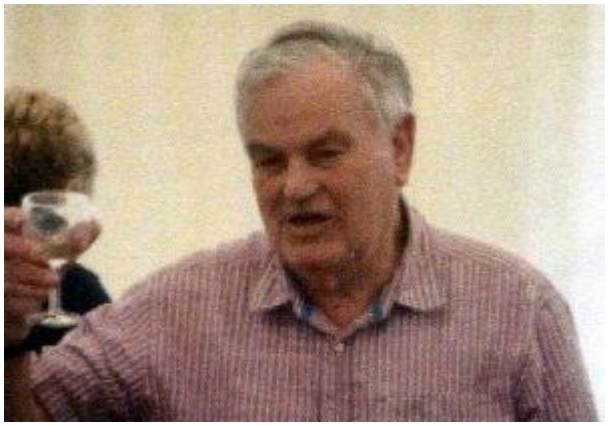
It was with great sadness that the Trust heard of the death of Roger Brown. He died peacefully on 14 April.



Brown Model in Great Hall

Roger trained first as an architect and then as a Town Planner. He worked in various locations and rose to become the County Planning Officer for Hampshire, a post he held until his retirement in 1987.

In retirement, as well as retaining his links with both Hampshire Buildings Preservation Trust and the Hampshire Gardens Trust, Rogers principal project was to make a magnificent model of Winchester as it was in 1870. In the years since, the model has been displayed and admired in many locations, but has yet to find a permanent home. Wherever it went — for example to the Great Hall last Autumn, it drew considerable interest. Discussions are now taking place about the model ’s future, which we all hope will have a positive outcome.


Roger Brown

At Roger's funeral, his son, Richard, delivered a moving eulogy which summed up wonderfully Roger's life. He described his father as “determined, committed to his beliefs, always looking f orward, always focusing on goals, fiercely independent", explaining how, despite his blindness, he had travelled across the world alone since his wife's death, and continued to look after himself, doing his cooking and caring for his much loved garden. As Richard observed, “he was driven by a sense of purpose and hated giving up and simply sitting around”. Roger will be sadly missed, not just by his family, but by his many friend and colleagues. His legacy will be his model, and also the impact he had on the County of Hampshire and all aspects of its heritage.

Pam Moore

Membership - TrustNews June 15

A warm welcome to the following new members:

Mr & Mrs N. Gibbins
Miss Susan Nightingale
Mr & Mrs Roger Venne

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

Organisation - TrustNews June 15

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

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Footer - TrustNews June 15

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