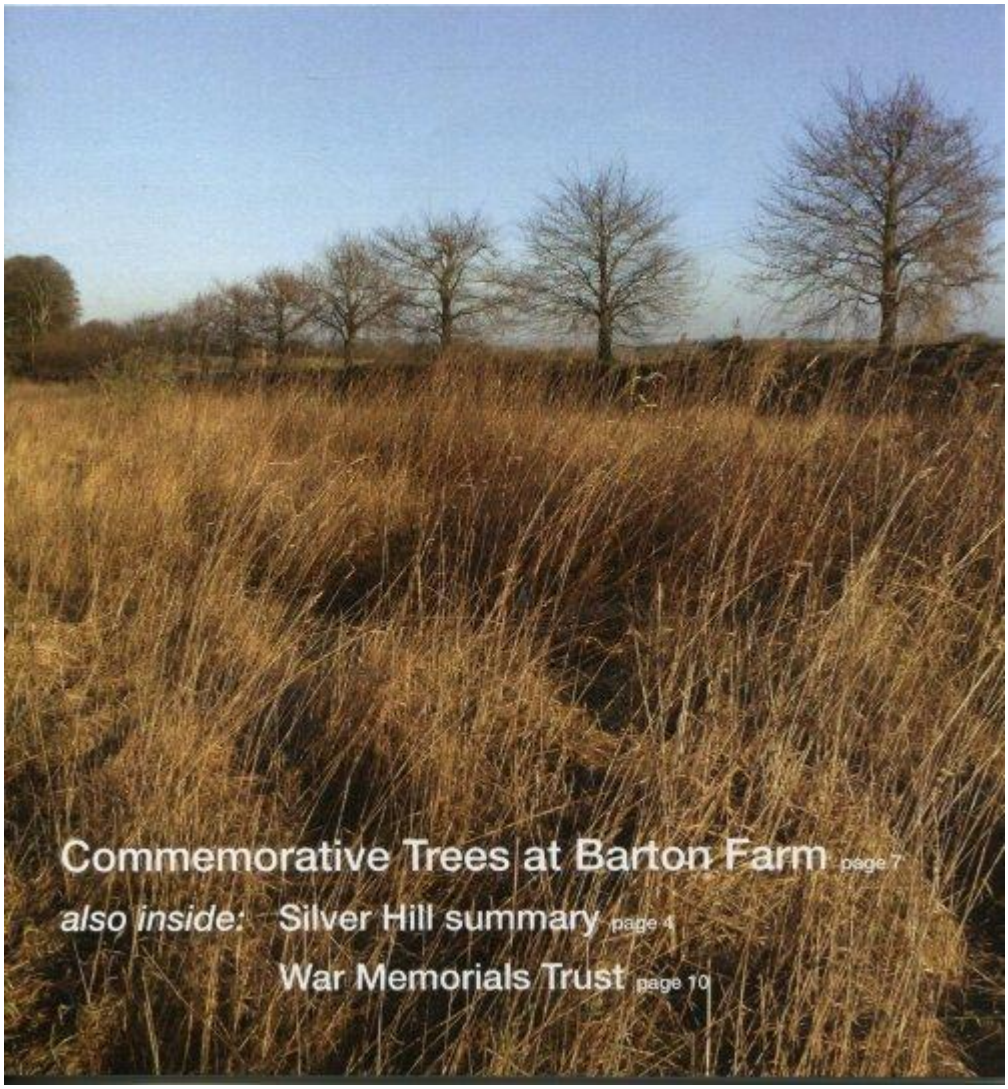
Title Picture - TrustNews March 15



Commemorative trees at Barton Farm

Chairman's Jottings - TrustNews March 15

For many years Peter Radcliffe has been our treasurer. We have been very fortunate in having him, for he has looked after our ?nances comprehensively and professionally. I know I speak for all of us in expressing our gratitude to Peter for his time and expertise.

Unfortunately for us Peter has stated that he wishes to retire, so is there anybody who is willing and able to take on the treasurership? Please would anyone who is interested, or who knows someone else who is interested, get in touch with me. I would be delighted to meet such a volunteer, and explain our requirements —they are not too exacting!

I am not going to dwell here on the Silver Hill topic as it is being dealt with elsewhere. We all know that there was a recent judgement against the development procedure.

it will be very interesting to see where we go from the position arrived at by this judgement.

On the 18th February there is to be a meeting to discuss with interested members of the public the future direction of the Station Approach/Carfax sites. We will possibly know more about the proposals and content of this important ‘gateway to Winchester’ site later in February and so will be able to report further in the next TrustNews.

Keith Leaman

Planning Appraisal Group - TrustNews March 15

If the number of residential developments being put fon/vard to the planners is anything to go by, it would appear that economic recovery might indeed be under way. it is, however, interesting that in some the number of dwellings proposed in previous schemes has been reduced.

The two largest schemes for which the Trust has had pre-application presentations have both got fewer dwellings. The new redevelopment of the **Hampshire Police Headquarters, Romsey Road** now has 200 units. rather than the 250 of the previously permitted application, and this has resulted in a number of improvements, including a large proportion of the parking being underground and an evident aim to retain as many of the trees on the site as is possible. We did, however, feel that something simpler was needed in place of the rather elaborate rustication and classical detailing proposed for the two modest terraces running parallel with West End Terrace, and that instead of having kerbed pavements, a shared space concept should be used throughout the development; other comments relating to the roofscape were also made. The number of houses in an amended scheme for building on land at **Pitt Vale** was also considerably reduced, from 500 to 250, 40% of which would be affordable houses, with some council housing. A further carrot towards overcoming local opposition was the inclusion of community space and a care facility, together with some office and retail space. It was interesting that no approach had yet been made to either a housing association or the planners for a pre-application discussion of the scheme, and we saw no reason to change our previous objection to the scheme (see last August's TrustNews), especilly as it appears that Linden Homes now also owns the farming land to the west of the site.

We were sorry that a major concern we raised at the pre-application stage had not been taken on board in the application to renovate, convert and develop land and buildings for 11 dwellings behind **Wellington House, 77 Kingsgate Street**, and that access into the interior of the site was still to be from Canon Street. We felt then, and still do, that this stretch of Canon Street is far too narrow for this purpose, and that a relatively minor alteration to the layout could achieve satisfactory access from Kingsgate Street. So, although the actual development was felt acceptable, we objected to the access that was proposed.

Of the three other applications discussed in November's TrustNews, two are still awaiting a decision: the residential development at **Teg Down House, 29 Chilbolton Avenue**, and the demolition and replacement of the **Snooker Centre, Radley House, 7 St Cross Road**, together with dwellings facing onto Edgar Road. Only the proposal to replace the cladding of the link to the **Winchester College Art School, 21 Kingsgate Road**, has been decided, with permission for the change being granted by the Planning Committee.

Despite only 6 letter of approval, as against a petition with 176 signatures and 80 letters of objection, the Planning Committee has also granted permission for another controversial proposal, the **Extra Care Home**, on the **Chesil Street Carpark**. The Trust was among the objectors, feeling that the demands being made of the restricted site resulted in overdevelopment, and that the narrow pavements of Chesil Street and the bridge would make access into the City centre very problematic for anyone in a buggy.

Sometimes it is hard to understand how an applicants mind works, and consequently it was puzzling to know why it was thought that the subdivision of the dwellings at **22-23 Kingsgate Road** would make it acceptable to reduce the size of their gardens, when a previous proposal to do this had been refused by WCC, followed by the dismissal on appeal by the Inspectorate, on the grounds that it would adversely affect the setting of a Listed Building. It is still a Listed Building and its setting remains the same, even though internally it might be slightly different. Following the planners' indication that it would be refused for the same reasons as before, the application has now been withdrawn. What a waste of everyone's time!

Shione Carden

Silver Hill Summary - TrustNews March 15

Many of our members have commented on our support for the latest Silver Hill planning application, both approving and disapproving. At the time we issued a 'Position Statement' explaining our reasons to members for whom we have email addresses. The Statement is enclosed with this TrustNews to ensure that all members will have the opportunity to read it if they wish. But, as chairman, I would also like to summarise why, alter evaluating the latest proposals in detail, we decided it would be wrong to object despite a number of continuing concerns.

Background

The Trust contributed to the regeneration proposals for this derelict area of the City from the outset in the '9Os, and in 2003 engaged with Thorn?eld, whose basic design approach we liked, meeting them and criticising the scheme as it developed. Although this led to some changes, by the time of the ?rst planning application in 2007 we still had the following criticisms:
1. The 6 storey height of Blocks A and B.
2. The buildings fronting onto Friarsgate which we considered lacked pedestrian friendly functions and architectural interest.

3. The crowding and landscaping of Friarsgate pavement, which was too narrow for tree planting and created a hard edge with no link to the north.
4. Car parking provision, which we considered to be excessive in view of City policy to reduce traffic in central Winchester.
5. Delivery arrangements, which would destroy the pedestrian environment of one of the internal
6. Housing in which the 'affordable' element was institutional and unpleasant.
7. There were other issues mainly on detail design matters, such as the texture and materials of the elevations which we did not think were yet acceptable.

A few revisions were made, but the key problems remained and although we formally objected to the application on these grounds, planning permission was granted in 2008. Following Thornfields' withdrawal, Henderson acquired the development in 2012, retaining the design team but making two fundamental revisions due to circumstances that had changed in the years since the City Council 's brief was written:

- Omission of the bus station, because the bus operating company that owned and ran the station no longer wanted it, preferring a linear on-road arrangement to the traditional bus park.
- Omission of the Affordable and Social Housing on the grounds that this large unprofitable element now made the development unviable. This now being permitted by the Government (overriding local authority housing policy) if the economic evidence is independently checked and proven.

Both these changes may have undesirable social implications, but in urban design terms, our primary interest, they have allowed important improvements.

Evaluation of the Design

Architecture. Some of us have visited examples of the architects' buildings; they are always veiy well detailed, and researched to make certain that they fit into the context of their surroundings. Allies and Morrison have an admirable reputation as one of the country's top architectural firms, and will therefore deliver a scheme of a very high standard, and l-lendersons have encouraged them to do so. It is a significant point that the company will retain ownership of the buildings rather than sell them like most developers. We consider the latest designs show that the materials will be of the highest order, and following their initial decision to use the Saxon street pattern, they have now cleverly repeated the grain of the streets in a contemporary manner so that they echo the mediaeval plot widths and variety that characterise central Winchester.

Architectural style is inevitably controversial. But the Trust has always held that new development in Winchester, while reflecting its context, should continue to be of the period in which it is created, and so maintain its rich and varied character into the future. We consider that this scheme has successfully achieved the goals set out in their Design Statement, within the constraints of the brief and economic imperatives.

Ground level interest. A very important element of a retail scheme is the zone in which pedestrian attention is focused: from ground to first floor including the shop

fronts, hard and soft landscaping, street furniture, signs and so on. This zone of interest needs to be stimulating and informative, so that one is visually guided from place to place. The eye picks up the changes in these details and leads one on by what is sometimes called the ‘pull-through‘ effect, making the experience rewarding. Of course, the higher levels are also important but of a different nature because people seldom look upwards.

We consider that the scheme should deliver the right mix of information and anticipation to make the Silver Hill experience rewarding. However, we remain concerned about details such as the shop-front design, signage, graphics, lighting, street furniture, paving layout and planting, all of which are crucial to the outcome. Consequently we have asked to see what is proposed before it finalised.

Deliveries. The changes have also permitted the relocation to Friarsgate Road of the entrance to the internal delivery area, much improving Tanner Street as a pedestrian route to and from the central area.

Other issues

Parking. Traf?c movement and parking have been controversial since the beginning of the 20th century when the car ?rst started to con?ict with both pedestrians and historic buildings. The problem has been worsening ever since, with the addition of excessive pollution in central streets of the City. Although traf?c is excluded from within the development, the brief included a relatively high level of car parking space to ensure that the shops and residential elements would be commercially successful. Some still consider it insufficient, while we would have preferred to see considerably less, both to minimise central area traf?c and to reduce the height of the remaining 6 storey building on the site.

Bus Station. in the 2007 scheme a replacement bus station was sited within the development facing onto Friarsgate with a complicated and confusing bus contra-flow system at the eastern end of the road that would have made the urban quality even worse than it is at present. Replacement of the station with a series of bus shelters along Friarsgate has not only obviated the need for this, but allowed a number of other improvements to the scheme. The Friarsgate frontage has been drawn back, permitting a pavement wide enough for planting, and the buildings now include shop-fronts and other sen/ices for pedestrians and people waiting for buses. The bus shelters are to be specially designed and provided with electronic information, and both the buildings and the paving now relate to the other side of Friarsgate Road. Overall, we consider that the advantages for the character of Winchester are considerable, and with no realistic alternative option at Silver Hill, we feel it would be better to include an ef?cient transport interchange in the brief for the Railway Station area.

Housing. The brief called for a high proportion of the residential element to be Affordable Housing, and this was incorporated in the 2007 scheme. The Trust objected, not to the presence of this housing, but its provision as one-bedroom ?ats accessed from long dark corridors without dedicated open space, and we called for a redesign of this element. We consider the omission of Affordable Housing to be very regrettable, but can see no way around the problem. Moreover, in the circumstances

it has become questionable whether genuinely affordable housing can be built on such expensive land where, because it can be sold (or rented) at up to 80% of market value, the housing would certainly not be affordable.

Shops. The latest scheme has a 30% increase in the retail ?oor area. On expert advice we disputed the justi?cation for such a large increase and are requesting a reassessment of the calculations used by the City's retail consultants and this has not yet been resolved.

Conclusion

The changes in the latest scheme have largely overcome our previous reasons for objection. The omission of the bus station and the affordable housing, continue to be controversial, but are changes that we do not believe can be reversed by the Council, so it was decided we should no longer object to the development as a whole.

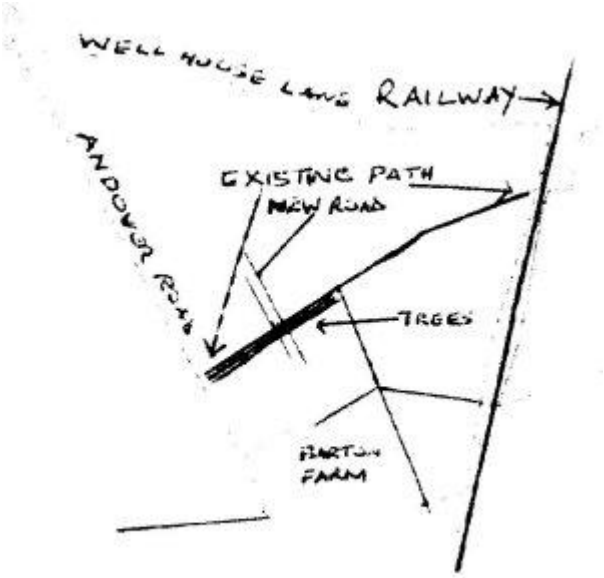
Keith Leaman

Commemorative Trees - TrustNews March 15



Many Winchester people will be aware that a number of trees planted in the city were planted to commemorate a certain place, occasion or memorial. One example is the handsome plane tree planted by the Trust at the Carfax crossroads below the station adjacent to the Hampshire Record Of?ce.

Another example is the line of copper beech trees beside a public footpath running eastwards from the Andover Road, at the brow of the hill as you leave Winchester, to the railway line. This is in the area designated as part of the Barton Farm development. If you walk along this path beside the trees and at the end slip through a gap in the hedge into the ?eld, you will ?nd at the base of the second tree a modest memorial stone. It is engraved ‘ALLS & PMS — XXV ANNOS NUPTI — 4.8.56’ telling you that the trees were planted by Antony and Prue Skinner to celebrate their silver wedding in 1981.



The Skinners moved to Bereweeke Road in 1971 and frequently walked this footpath admiring the tall beech trees at the far end and regretting there were none along the hedge at the near end. Ten years later, inspired by the handsome line of trees skirting the A272 near Cheesefoot Head, they decided that a perfect way to celebrate their silver wedding would be to plant 25 trees along ‘their’ path. in 1981 the land belonged to Winchester College, whose then Estates Bursar, David Vellacott, along with the local farmer, Mike Burge, enthusiastically agreed to the planting. Helpful advice came from landscape architect Hugh Watson, trees acquired from Chichester Nurseries of Beaulieu. And on 24 November, Prue, with an air of Capability Brown, oversaw their planting. Winchester City Council gave permission for a suitable stone to be taken from the Peters?eld Road tip. Three days later having been suitably inscribed, this was installed with due ceremony and recorded by an article in the Hampshire Chronicle.

Despite the death of one tree and of its replacement — possibly from contaminated soil — and some savage lopping resulting from overhead telegraph wires, the trees still stand proudly (see front cover), clearly visible from the train as one leaves the station. Maybe one day they will mark a route in the Barton Farm development - perhaps ‘Skinner's Way’. We live in hopes.

Pru Skinner
Antony Skinner was Chairman of the City
of Winchester from 1992 to 1996

Summer Walks 2015 - TrustNews March 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 at the Grange	**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**

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.

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.

Future Outings - TrustNews March 15

Spitalfields - Thursday 21 st May

We will travel by coach. Our first stop will be Christ Church, Hawksmoor's masterpiece, and there meet Charlie de Wet, a trustee of the Huguenot Society and a most experienced guide. Alter the church, she will lead us through the Huguenot quarter and tell us of the history of these hard-working refugees from France. We will see their houses, some still unrestored and some gentrified, and hear something of the heroic efforts which have been made to save this historic part of London from the developers.

The walk will end at Sandys Row Synagogue, originally a Huguenot chapel and converted at the end of the 1860s. There the Custodian will speak of its history and use to the present day by the Jewish residents of the area, their numbers now much diminished. By then in need of refreshment, we will move to the strangely named Water Poet nearby for lunch. Thus fortified, we will walk the short distance to Denis Sevens House which describes itself as more than just a time capsule. It is a breath-taking and intimate portrait of the lives of a family of Huguenot silk weavers from 1724 to the dawn of the 20th century.

After that, we should be ready to return home. We travel by coach for cohesion and because it is cheaper than by train, even on a senior ticket!

Please see the accompanying application for times and cost. Numbers are limited to 24, so early application is advisable.

Bletchley Park - Thursday 25th June

This destination needs little introduction. Its code breaking activities are credited with shortening World War 2 and, some say, winning it. Many members will have been there already. Some tell me they will be happy to go again.

Again, please see the accompanying application. Numbers limited to 24, which is the maximum capacity of the coach. For both trips, it is essential that the coach is fully loaded.

Possible return visit

Our visit last year to the Farnborough Air Sciences Trust was held to be a great su cess and was certainly oversubscribed. We saw a great deal of the work of the former Royal Aircraft Establishment and were guided by a former scientist whose explanations were fascinating. Who knows how important and lengthy was the work on the leading edge of Concorde’s wing? Who has seen a full size replica of the first aircraft to fly in the UK?

A second visit has been mooted. Cost in the region of £25, numbers limited to 25 — 30. If you are interested please tell our Secretary not later than 31st March.

Iain Patton

War Memorials & the centenary of the first world war - TrustNews March 15

It is thought that there are at least 100,000 war memorials in the UK — the majority of them erected to commemorate casualties of the First World War. Prior to that, commemoration of individual leaders, officers or regiments occurred from the 17th century onwards [Blenheim Palace could arguably be seen as the largest]. The 2nd Boer War in 1899 gave impetus to the idea of commemorating the dead rather than celebrating famous victories. Not only were the British public getting eye- witness accounts from the front but army reforms meant that regiments were now composed of literate volunteers attached to a particular locality which keenly felt the impact of their deaths. There are many plaques and monuments to individual and regimental losses in the imperial wars of the later 19th century and one is often struck by the exotic locations in which local men perished on the edges of Empire.

But of course it was the scale of the loss of life during the 1st World War that changed things. The government took an early policy decision not to repatriate the dead but instead to create war cemeteries near the battlefields. Many of the dead had no known grave or could not be identified at all.

Communities at home felt the need for a physical place where they could express their grief and make acts of remembrance and indeed temporary shrines were set up in many localities during the war.

Once the war was over, there was a general feeling that more permanent structures were needed. In 1919 the Royal Academy organised an exhibition providing advice and suggested designs.

However, decisions were made locally - usually by an ad hoc committee of the great and the good. Memorials were commonly paid for by public subscription.

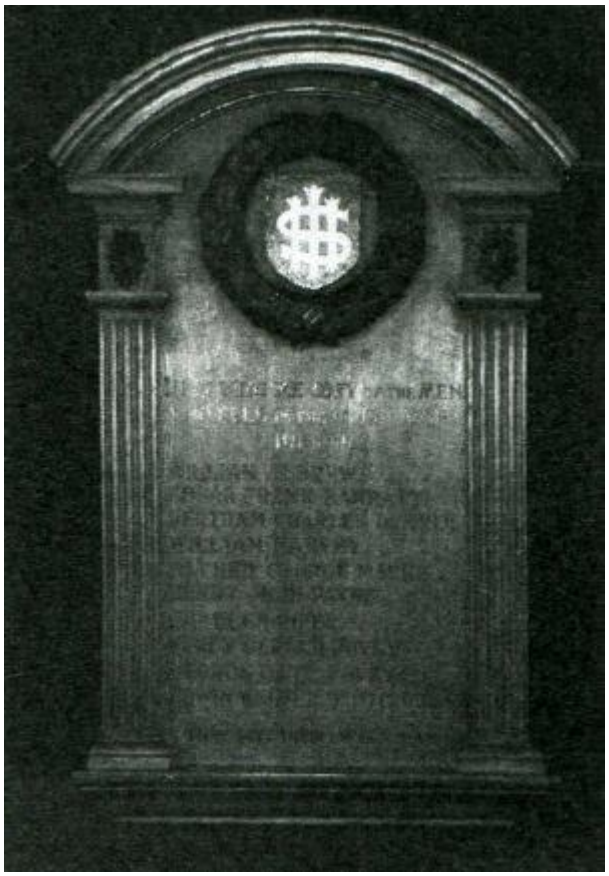
By 1930 almost every village, town, city, place of work, school, church and social club had a memorial. Many were simple crosses or obelisks. Many were of outstanding architectural or design merit. All are now nearly 90 years old and suffering from the depredations of time .They include statues, stained glass, village halls, parks, hospitals and more idiosyncratic memorials - the Fovant Badges, Sandham Memorial Chapel or the War Cloister at Winchester College.

After the 2nd World War, casualties were frequently bolted on [by adding plaques or further inscriptions] to the existing Great War memorial. There were usually many fewer dead but the changing nature of warfare meant that there was a need for specific memorials such as those for civilian casualties of the Blitz or RAF casualties of the Battle of Britain. Since then of course there have been conflicts such as Korea, Iraq and Afghanistan and the National Memorial Arboretum in Staffordshire commemorates casualties since 1945.

To commemorate the centenary of the 1st World War, the government has made £3million available to repair and conserve War Memorials. This money will be administered by the War Memorials Trust, a charity that works to protect and conserve war memorials. To administer the funds effectively, the WMT needs to be able to decide which memorials are most in need of repair. An online database of war memorials has been established - www.warmemorialsonline.org.uk - which holds details of about 20% so far. Members of the public and organisations are

invited to record details of their local memorials including their current condition. The website is very straightforward and takes users through the process in easy stages. In Hampshire we have the additional advantage of the website created by Trust members Steve and Jenny Jarvis who have been surveying and recording the war memorials of Hampshire for the past 25 years - www.warmemorials.hampshire.org.uk. They have details of 27 different WWI memorials in Winchester alone!

Members may find it interesting merely to browse these websites but if any of you would like to be involved in recording details or condition surveys or applying for restoration grants, information is available at the Heritage Centre to assist. Civic Voice and the War Memorials Trust have recently been holding workshops on condition surveys which John Stanning and I attended on behalf of the Trust. We should be happy to help with any queries and can be contacted via the Heritage Centre.



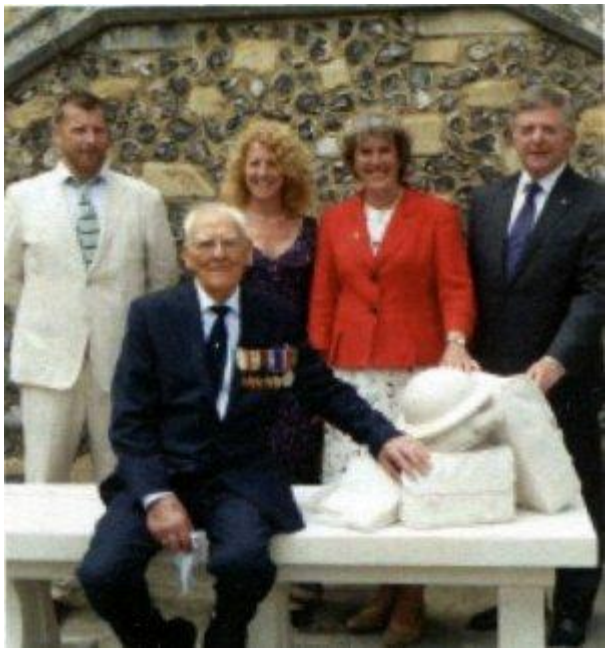
Methodist Church, Parchment Street



St Cross Chapel

Sue Owers

Morn Hill Camp - TrustNews March 15



Sculptor Simon Smith on the left behind Mr Vickers , who was born in the camp in 1920 (Photo courtesy of Cllr Jackie Porter)

In The Great War, several important military camps were established around Winchester. The largest of these, at Morn Hill, was at first a tented camp accommodating soldiers returning from east of Suez as reinforcements for the

Western Front. They suffered badly in appalling winter weather leading to the camp being abandoned, the troops being found accommodation in the City.

Later, huts were built for what had become a large transit site as the camp extended eastward across the downs. Still later, from November, 1917, the greater part of Morn Hill was occupied by the American army who also built a 250 bed hospital. By 1918, the huge camp with a capacity of about 50,000, was served by a railway siding extending to about 2.5 miles from the Winchester - Newbury line.

At the end of the war, the Mayor of Winchester stated that about two million troops had been associated with the city and the surrounding area. It was then suggested then that a Memorial should be provided to mark the fact that so many soldiers from Britain, the Empire, the United States and other Allied Nations came through the area - many never to return home.

That was not done and it was not until 2012 that a committee of local people was formed to redress that omission. The aim was “To Honour a Promise".

Sculptor Simon Smith on the left behind Mr Vickers, who was born in the camp in 1920 (Photo courtesy of Cllr Jackie Porter)

Fund-raising, including grant-aid from the City and County Councils led to sufficient money being received to commission a noted London sculptor - Simon Smith - to design and carve a suitable Memorial. The brief called for a bench seat in Portland limestone mounted with accurate representations of the equipment such as would have been carried by the troops passing through the City.

The finished work was placed within the courtyard of the Great Hall with the unveiling being performed by HRH the Duke of Gloucester on Armed Forces Day 2014.

Tony Dowland

Design Awards 2015 - TrustNews March 15

The City of Winchester Trust will once again be running a Design Awards competition this year. Architects, designers developers and building owners will soon be invited to submit their entries. Judging will take place in the summer and the awards will be presented at a special awards event in October. Trust members will be invited to vote for their favourite entry at the AGM in September.

There will be five categories for awards:
New Buildings, Refurbishment, Public art, signs and shop fronts, Landscape Works and Sustainability.

Entries are welcome for small scale domestic schemes through to major developments. Awards will be given for schemes which display a high standard of design, make a lasting contribution to the City of Winchester and demonstrate a positive understanding of the character of the surroundings. Full details of the rules

and an application form will soon be posted on the Trust's website at www.cityofwinchestertrust.co.uk

The last awards competition was in 2013 when awards were given to:
St Alphege Building, University of Winchester
The Long House, 74 Woodfield Drive
Old Hyde House and Barn
The High Street and The Square.

Longford Castle - TrustNews March 15

Last year 20 Trust members were fortunate enough to enjoy a private tour of Longford Castle on the banks of the Avon. The visit was heavily over-subscribed and sadly we have not been successful in the ballot for a further tour this year. However, it is possible to join a tour organised by the National Gallery on various dates during the summer months. The arrangements are not widely publicised but if you visit the National Gallery website and put “Longford Castle” into the search box, you will be taken to the relevant booking pages. Tickets are £12 per person and get booked up fairly quickly.

Sue Owers

Membership - TrustNews March 15

Members are reminded the subscriptions for the coming year are renewed on 01 May 2015 - it would be very helpful if these are paid by Standing Order and with Gift Aid applied - not to mention saving the Trust money! — so, if you need a new Bank Mandate, do please contact me and I will be happy to send the appropriate forms. Also, we are trying to collect email addresses from all members who have them — our E-Alerts are becoming increasingly popular and useful but we still cannot contact everyone yet. So, if you have not already done so, please do send a brief email to me and I will see that you are included on the list. Very many thanks — Judith Rich Honorary Membership Secretary — mail@judith-rich.co.uk or 1 Constable's Gate, Winchester SO23 8GE.

Footer - TrustNews March 15

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