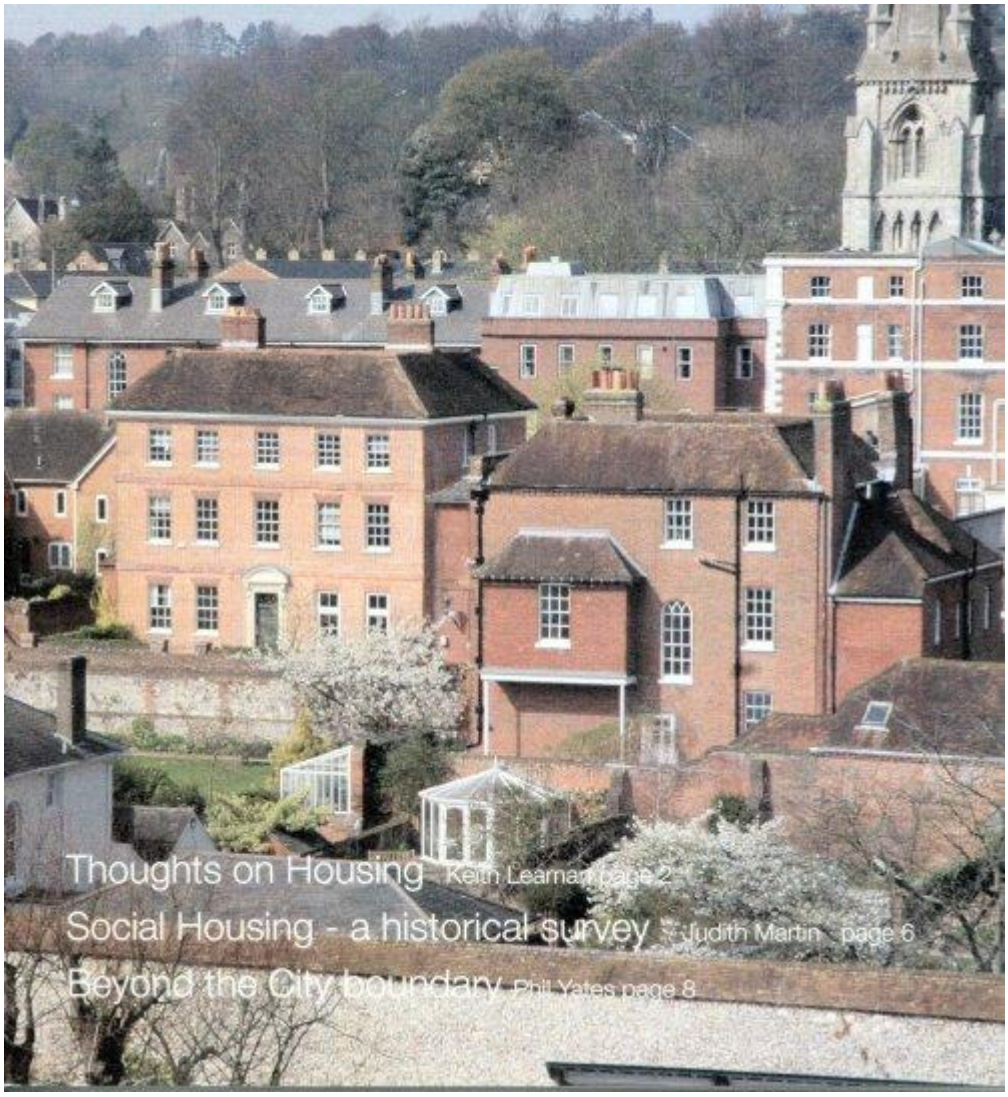
Title Picture - TrustNews Sept 15



Winchester Housing

Some Thoughts on Housing - TrustNews Sept 15

As no doubt everybody is aware, the Government is attempting to press for a large increase in housing throughout the land. Hampshire and, in turn, Winchester has to take a share. Brown-field land is often mentioned, but of course many historical towns generally have very little, if any such land. No doubt, as in other historical cities and towns, it will be difficult to absorb the numbers allocated without having a dramatic effect on the historical centres. Winchester has to absorb 4,000 houses which will mean a rise in population of over 20%.


Central square of ‘bastide' town in southern France

Winchester’s problems are little different from those being experienced in other historical cities and towns in the south of the country. Apart from the problems of absorbing the growth, there is the impact of car movement to consider. Is it possible to look on the housing demand as an opportunity to think differently and forget we are likely to be lumbered with yet more developer-lead estates, which are car-infested and therefore destructive to the way in which layouts are designed?

Let us consider three key criteria that currently create the estate layout: car provision and vehicle movement, housing density, and building materials and services.

Vehicle movement


4/5 storey buildings in a Brittany town street

There is no doubt that cars are a major problems when mixed with pedestrian and bicycle movement. They take up a huge amount of space with the demand for roads, turning requirements and parking. They pollute with harmful emissions, particularly when moving slowly. And they dictate the aesthetics of a built environment, dictating the use of the space they take up which they also devalue.

At the same time it has to be recognised that a car is considered a useful tool and used correctly is an asset. Most people would consider a car a valued necessity and probably wish to park it as closely as possible to their front door! The potential gains of resolving the problems associated with vehicle movement are obvious: attractive pedestrian routes, peace at night, enhanced community spirit, less pollution, and the possibility of higher density of building. The economic benefits therefore are huge - less infrastructure required, more compact housing, together with shorter routing for all services, resulting in sizeable savings on materials.

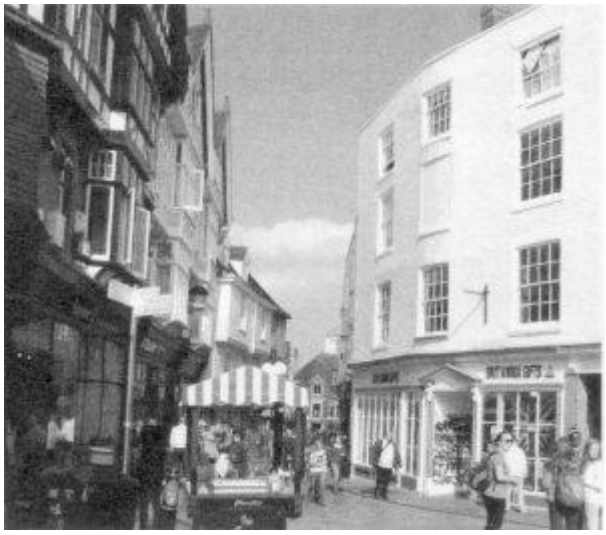
If one considers the housing numbers that are involved on many estates, that is, 1000-3000, then some will differ in their layout and circulation requirements. For example, some sites could be sloping and some spread green-field sites etc. However just considering a broad green-field site such as Barton Farm, which is typical of many such sites, then it might be possible to achieve a substantially car-free estate.


Market space in Chur, Switzerland

Do estates need to be linked to a town or city core or can they be looked at as a village or small town? After all the people numbers generated are much larger than most villages. Linking large estates to historic towns and cities creates and exacerbates congestion and if Winchester is anything to go by the problem is unresolved. If housing estates are de-linked from town centres then car movement would be substantially reduced and could possibly be further reduced by providing local shops, a farmers' market type facility, offices, surgeries, schools with hall provided for cinema/ theatre/evening use and recreation areas, inevitably questions arise. For example, could car parking be situated around the perimeter of an estate with no more than a 10 minute walk to any house? Would it be possible to provide an electric buggy for each car owner to transfer shopping/children from car to house? This would be a very small extra cost in relation to the price of a house.

Housing Density

Planners and many of us seem very averse to density. Currently most estates today are being constructed at a density of 30-40 to the hectare. This figure includes infrastructure. In Winchester we do have much high densities - the Hyde area, for example, is nearer double. Many Cotswold villages have around 70 dwellings to the hectare. Bath and many historic city centre sites have an even higher density.


Mixed high density development in Canterbury

Assuming 70 houses to the hectare, the land take-up therefore leaves over 50% for other uses, with the possibility of limiting car movement within the built zone and providing car parking at the perimeter of the built area. The result would be much reduced pollution levels, far more pleasant street landscaping, less damage to built fabric, and the release of parking areas and garaging for more useful purposes - in fact a generally more relaxed environment would be created.

Building materials and services

In considering the materials used for buildings as well as those used to construct the infrastructure, there would be a major saving in materials, thereby reducing the selling price. With a higher density there would be a greater potential for a central heating source and it might also be possible to harness the centralisation of waste to improve heating resource. And greater housing density would improve insulation potential, also saving on heating requirements. We should be considering all this for 21st century housing anyway.

I have written this article as a question - should we still be building housing estates that pay little regard to the wellbeing of a community? Go and look at some of the recent building estates around Winchester or Andover for example and I hope you see what I mean. Surely we should be considering a better approach to housing in the 21st Century?

Keith Leaman

Planning Appraisal Group - TrustNews Sept 15

The planners seem to have been working hard to clear up old cases, because three dating from last year have at last been decided. The oldest, dating back to October 2014, is for **21A-21B Southgate Street**, where amended plans for a commercial unit with residential units above have been granted. Amended plans for a proposal to demolish **Teg Down House, 29 Chilbolton Avenue** have been refused, because its

scale, mass and layout would be contrary to the Chilbolton Avenue Area Design Statement (CALADS). This says that this part of the road (Area D) is the most sensitive, and that new development should be limited to only a small increase on the existing footprint and mass, which was certainly not the case in the proposed development. The third application was for **Wellington House, 77-79 Kingsgate House**, where amended plans to convert and develop land and buildings for 11 dwellings and 8 parking spaces, etc, have been granted.

An application made in April for a residential development of five new dwellings instead of the house at **28 Chilbolton Avenue** has been refused, and we have objected to the resubmission of the scheme for ?ve dwellings, because it continued to show little respect for the neighbouring Nos 26 and 30 Chilbolton Avenue or for those living in Greenhill Road (not Gordon Road as given in error in the last TrustNews) at the rear of the site, and constituted overdevelopment of the site. The design of the houses was also disliked as seeming to suggest an attempt to be creative while at the same time retaining a fake Georgian style. The proposal to create parking spaces in the rear garden of **2 Wolvesey Cottage, College Street** has been granted, as has the residential scheme for the **Snooker Centre, Radley House, 8 St Cross Road**.

There are now three sizeable schemes being considered, all of which are controversial. The proposals for the residential development proposed instead of the tall block of the **Hampshire Police Headquarters, Romsey Road** has taken some notice of the comments made at the pre-application presentation to the Trust, but the tallest blocks still have uninteresting roo?ines. This aspect is important because the proposed buildings, like the present Police HQ, will be tall and imposing, and the existing structure dominates the horizon and introduces a harsh and intrusive element into Winchester‘s skyline. It would have been hoped that the new development could improve on this, but the unrelieved flat rooflines currently being proposed offer little hope that this will be so. No details were noted for the installation of such things as burglar alarms or TV aerials, so the Trust made its usual plea for burglar alarms to have a designated position to avoid visually intrusive places for them being subsequently chosen by the residents, and that to avoid visual clutter, the provision of TV aerials, satellite dishes and any phone connections should be communal.

Despite all the wonderful social goodies being offered by the developers for **Land at Vale Farm, Romsey Road** (formerly known as Pitt Vale), we have strongly objected to their proposal for 350 dwellings (including 140 affordable dwellings), with a site for a care village suitable for the elderly etc. Unlike Pitt Manor, it would not be built on a reserved site and building on a greenfield site would set a very undesirable precedent for the surrounding area, where it would appear the local farming community is prepared to sell its land. Winchester’s clearly defined settlement boundary is important to its setting, and Vale Farm is outside this boundary; there are no buildings on the opposite side of the stretch of Romsey Road, and any development on this site would have a detrimental affect on an important rural route into the city. The developer's claim that there is an inadequate supply of housing for future needs is not supported by the available evidence that there is more than enough for the next ten years. The Trust also very much fears that the roads, schools (already at capacity for both primary and secondary levels) and medical

facilities of the local infrastructure would be unable to cope with the requirements of the new residents, especially as they are already stretched in providing for those living in the new houses that already have been, or are in the process of being, built.

The third proposal is to demolish **Hunt's Food Warehouse, 27 Andover Road** to make way for purpose-built student accommodation of 257 study bedrooms, to which we have also objected. This would be a large structure, with a high uninterrupted horizontal roofline, which we felt should have lower, and/or more varied building heights with an interesting roofline that would be more characteristic of the city, and would certainly improve its appearance as seen from Fairfield Road. It was felt that more trees on the boundary with the railway line would break up - rather than attempting to hide - views of the buildings, and that as it stood the proposal would constitute overdevelopment of the site. There was also concern about the inadequate pedestrian route for students walking from Andover Road to the station, and it was considered that improving this should be a condition of permission for the development.

The panels have been facing what seems to be an increasing number of applications with so few details being provided about the proposals that they have had to object to them on the grounds of inadequate information. This is very unsatisfactory for the panels, who waste time hunting for details that aren't there, and for the planners because the Trust is unable to make a sensible comment. In one or two cases it seemed that some planning officers had seen documents that were not available to the panel, and we are at present trying to find out from the Planning Department what causes these problems.

I am in the process of handing over the running of PAG to Mary Tiles, so if things go as planned, this will be the last time my name appears under this article in TrustNews. Details of her CV are available, with those of other trustees seeking election, in the papers for the AGM. I am extremely grateful for the support given by my happy band of panel members, some of whom have been on panels for many years, and will miss them very much, but after twenty- five years or so, one gets set in one's ways and it is time for a fresh approach to take over.

Shione Carden

Social Housing - TrustNews Sept 15

Earlier this year, the council of the Trust asked me for a brief history of social housing and how we got to be where we are now - which is a subject of immense importance to Winchester. This reduced version has been written for TrustNews, though one has to caution that, inevitably, describing where we are now is like aiming for a moving target.

When it became clear towards the end of the 19th century that philanthropy - by Peabody, Guinness, Rothschild and others - had barely scratched the surface of the problem, mainly just in London, building housing came to be something councils could do, and did well. Still it was not enough. The First World War saw promises

made of homes fit for heroes, with a target in 1917 of 300,000 new houses to be built in the first year of peace. However, only 170,000 houses had been built by 1921. Many of these were cottage estates, inspired by the founders of the garden city movement; some of this in?uence can still be seen in the early parts of Stanmore.

The big boost came after the Second World War, when a combination of wartime destruction, a Labour government and a desire for slum clearance led to an enormous building boom. By 1951 when the Conservatives under Harold Macmillan returned to power, about 900,000 new homes had been built. Macmillan increased the subsidy per unit and promised 300,000 new homes a year, a target reached in 1958. Great numbers of these were flats, despite pre-war research by Mass Observation which showed that only one in twenty people wanted a flat.

By 1964 55% of all new local authority housing tenders approved were for flats. The growth of tall blocks peaked at 26% in 1966 - followed not long after by the Ronan Point collapse in 1968. The housing charity, Shelter, was launched in 1966, coincidentally a few days after the BBC showed Ken Loach's film, Cathy Come Home. (Readers who don't remember the ?lm might like to read Alan Johnson's autobiography, This Boy, about life in Notting Hill in this period.)

The Parker Morris report of 1961, laying out better space standards, requirements for heating and ventilation etc., had been finally adopted by Harold Wilson's Labour government and made mandatory for different categories between 1967 and 1969. The Labour government continued to promote council house building, and some 900,000 new homes, many in tall blocks, were built between 1965 and 1969. Winchester City Council of course never built higher than the eight stories at Winnall.

Right to Buy has been controversial since it was first conceived - by the Labour party in 1959 before an election it lost. It took until 1980 to be promoted hard. By 1987 more than a million homes had been sold nationally. Councils were allowed to keep half the proceeds but not to build, only to pay down debt. Coincidentally or otherwise, between 1980 and 1990 homeless figures rose from 55,000 to 165,000. The Labour government after 1997 modi?ed the RTB scheme but still did not allow councils to build, although receipts could be used for maintenance through the Decent Homes programme.

In 1988 the Conservative government also introduced Large Scale Voluntary Transfer, where councils were encouraged to transfer (in exchange for a receipt) their housing stock to housing associations, which were better funded nationally and locally, to maintain the stock and also to build new. This decision was to be made by tenants; Winchester tenants voted to remain with the council.

The Coalition government's Spending Review of 2010 cut the social housing budget by more than 60%. At the same time, a target of 150,000 affordable homes was set to be paid for by changing the way councils charge rent.

It's not clear when the term Affordable Housing was coined (affordability as distinct from need was being discussed in 1991) but it was in the 2010 budget that it eclipsed social housing. An "affordable" rent is likely to be 80% of market rent, which is not, in expensive areas, affordable for most people. Social housing is what

remains of council stock, although it has been government policy for 20 years or so to bring housing association and council housing rents closer together.

Probably the main way of funding affordable housing over the last couple of decades, particularly in the south, has been planning gain, known as s106 agreements. This is a mechanism for ensuring social bene?t arises from the pro?ts of developers and landowners. It can be used to fund the percentage of social or affordable housing called for in a local authority's Local Plan - in the case of Winchester, 40%. The aims are laudable but research by the Joseph Rowntree Foundation found in 2002 that under 10% was more typically achieved.

Since then the 2013 Growth & Infrastructure Act has allowed developers to renegotiate previously agreed levels of affordable provision if they claim a scheme will otherwise not be viable. This is what underlies the disappearance of social and affordable housing from Silver Hill.

In summary, there has never been a golden period of house building for the less well off, although some periods have been worse than others. Housing has almost never been built of the right type, in the right place, for the right rent. Good intentions frequently turn out not to work.

I would say that it is incumbent on those involved in any related local community activity to try to ensure that high quality, genuinely mixed, developments are built, to avoid ghettos and to ensure a viable future.

Judith Martin

Beyond the City Boundary - TrustNews Sept 15

In the second of his reminiscences of old Winchester Phil Yates explores an area now much in the news, Barton Farm.

Mention Barton Farm and our thoughts immediately focus on the planned housing development. But 80 years ago the area beyond Park Road was considered to be 'in the country'.

As young lads cycling along Andover Road we aimed at the brow of the hill before turning off on a public footpath running eastwards to the railway line. There we would climb over the stile, cross over the line (before electrification of course) and watch the trains go by. We knew from the timetable the spaces between trains passing, which allowed us time to place coins on the line and bet on whose coins got flattened the most.

To rekindle old memories I walked along the same route with Rod Youngman, on a hot June day this year. We reached the railway line but were of course prevented from venturing across. Retracing our tracks along the footpath we were able to locate the row of copper beech trees planted by the Skinners in 1981 (see TrustNews March 2015). The trees were easy to find, but we had difficulty in slipping

through the gap in the hedge to see the modest memorial stone, now overgrown with moss and weeds. Walking down a wide chalk track we arrived at Barton Farm cottages and outbuildings housing a number of double-decker buses. The first building, originally a dairy, has now been tastefully converted into offices occupied by NFU Mutual. Adjoining are Barton Cottages - 'Hall & Burge Barton Farm'. I understand that neither the cottages nor the NFU office are included in the development and will thankfully remain.

Walking back along Andover Road, by the City of Winchester boundary sign, we discovered, buried in the long grass, the original sign or milestone engraved '1 mile to the Buttercross'.

The Hall family farmed in the Barton Farm area for many years. Talking to Charles Hall, he told me ' My uncle, Walter Hall, rented farmland from William Barrow-Simonds and in fact a strong relationship existed between landlord and tenant for over 100 years... Walter died in 1966 when his widow took on the tenancy and Joe Burge managed the farm for her.' Burge married the Hall's daughter, Mary and their son, Mike, took over in 1984, keeping alive the long family connection.

There are not many sites in Winchester where an archaeological dig does not take priority over the start of building works and Barton Farm is no exception. The developers, City of Aberdeen Land Association (Gala Homes), have been working with a team from Pre-Construct Archaeology Ltd for several months in the Wellhouse Lane area where the first phase of the development is planned. According to PCA's Project Manager, Paul McCulloch, 'the earliest discovery on the site is of a human burial dating back to the early Bronze Age, known as a beaker burial. Evidence has also been found of a round-house from the Iron Age and Roman pottery is there as well. The archaeological investigation has demonstrated just how long people have been using parts of Barton Farm to bury their dead and as a place of settlement. The remains of two 18th century military camps have also been unearthed in this area, dating to 1756 and 1761 .'

Thee development due to be carried out over the next few years stretches from Wellhouse Lane opposite Harestock Road to the back garden boundaries of Park Road properties, where the controversial distributor road will emerge back into Andover Road, having left it at Wellhouse Lane. Since the formation of the Save Barton Farm Group in 1998, planning applications have been refused and appeals rejected, yet Cala Homes finally won their legal challenge. The present development includes 2000 homes and a primary school. In 2004 it was designated a 'Major Development Area'. The Trust has objected to the development but are now engaged (acting with WinACC) in consulting with Cala's architects to try to achieve the best possible results having had to accept that the development is a fait accompli. Unfortunately government policy towards the housing shortage dictates and the beautiful English landscape is being swallowed up. No doubt, 50 years hence, people will say 'what was all the fuss about?'



My thanks to the following for assisting me with this article: Mike Burge, Michael Carden, Charles & Barbara Hall, Robert Howland (Chairman, Save Barton Farm Group), Paul McCulloch (PCA Project Manager), Chris Slattery, and last, but not least, Rod Youngman (Railway and busenthusiast).

Phil Yates

Visit to Bletchley Park 25th June - TrustNews Sept 15

On a beautiful sunny morning some twenty-four intrepid Trust members arrived at Bletchley Park to join “Captain Ridley’s shooting party"; or that would have been the pretext if had still been 1939, when MI5 managed to keep what was actually going on inside the grounds of the manor house very secret for the duration of the war.

If the Germans had discovered that Bletchley Park was a code breaking intelligence centre it would have become a prime bombing target. So, avoiding radio contact, messages were sent to Bletchley by despatch motorbike riders from all over the country. At the peak of the war some 20,000 miles were clocked up this team of bikers every week! But the bikers did not know what messages they were carrying and they were never allowed in past the gates, so they too had no inkling of what was happening at Bletchley Park. Considering the black-out and the poor state of the roads in those days this is an astonishing statistic, though not surprisingly there were a few accidents along the way.

What started as a small select group of the best brains and mathematicians in the country grew to some 9,000 staff. This created a number of logistical challenges from accommodation and feeding through to maintaining the secrecy of the whole

operation. When Winston Churchill made a surprise visit, he was aware that there were no recreational facilities, and this was remedied by the addition of a tennis court.

The number of rather ugly war-time huts built in the grounds (without planning consent in case you were wondering!) rapidly increased, and many of these now survive as a museum to the astonishing achievement of breaking the Enigma and Lorenz codes and saving many lives as well as shortening the war by an estimated two years.

Most of the breakthroughs arose through a combination of incredibly hard work, intuition and cribbing (guessing or anticipating the German methods of operation) and a certain amount of luck. The odd racing pigeon also contributed the success of these operations.

It was an amazing visit, but also humbling to think of the conditions under which these dedicated people operated, and how much society owes to them. We were grateful to Iain Patten for organising such an excellent trip. If you haven't been, do go; it's well worth it!

Chris Higgins

Visit to Spitalfields - TrustNews Sept 15

"A huge, heavy galleon of white Portland stone anchored among the red brick Queen Anne houses of the weavers"

That is how John Betjeman described the Hawksmoor church of Christ Church Spital?elds and it is more or less what we found when 23 trust members went on a tour organised by Iain Patton in late May.

It was a hot day and the coach trip into London was pretty tedious but that was all forgotten when we arrived at Christ Church and met our wonderful guide Charlie de Wet. She is clearly a force of nature - local resident, chair of the Huguenots of Spitalfield, friend of Christ Church, City of London Red Badge guide — and no doubt much more. It was delightful to follow her through the streets of Spitalfield where she knew so much of the history, so many of the buildings and their inhabitants, past and present. We could not have wished for a more knowledgeable and enthusiastic advocate for the area.

Christ Church is one of the "Queen Anne churches" funded by an Act of Parliament in 1711 [by a coal tax] to build 50 new churches in newly populated areas on the fringes of London. Six of them were designed by Nicholas Hawksmoor.

The history of Spitalfields is the history of immigration in many ways: Huguenots in the 17th and 18th centuries, Jews in the 18th and 19th centuries, Bangladeshis in the 20th century, Somalis most recently. That history is reflected in the buildings.

By 1960, Christ Church was derelict and in danger of demolition. It was saved by voluntary action and determination. Since then over £10 million has been raised for restoration and it is now a flourishing parish church, community hub and concert venue. Most recently, the Friends of Christ Church have restored the 1735 Richard Bridges organ. The exterior still dominates the street view on all sides. The interior is elegant and dramatic.

In the late 17th century, following the Revocation of the Edict of Nantes, some 50,000 French Protestants, known as Huguenots, relocated to England because Louis XIV had ended a century of religious toleration. Many of them were silk weavers and they settled in Spitalfields because it was outside the guild restrictions of the City of London.

Charlie led us through Fournier Street and other beautiful terraces built for these master silk weavers and their workers. Many are now beautifully restored. We went into Brick Lane and an amazing local supermarket full of exotic fruit, vegetables and fish. Then we strolled through Spitalfields market which is now foodie heaven and full of arts and crafts. No time to browse though as our next stop was the Synagogue in Sandy's Row. We were warmly welcomed by Rose Edmands and other members of the congregation who gave us a lively account of the development of their community.

This synagogue had started life in 1766 as an Huguenot chapel but by mid 19th century the silk industry was in decline and the Huguenots had long moved on. Jews from many different places were now heading to East London and in 1867 the chapel was leased by a small tightly knit group of Ashkenazi Jews from Amsterdam. They were economic refugees unlike those from Eastern Europe but rather than join existing synagogues they preferred to set up their own - which started life as a mutual aid and burial society. Just like the Anglicans and the Huguenots before them, their numbers have since diminished but they have arrested that decline and it is still a vibrant place of worship. It is also a fascinating architectural mixture - a spacious Georgian chapel reconfigured for different patterns of worship which produce a beautiful and harmonious whole and reflects a significant part of the history of Spitalfields.

After a delicious lunch at the Water Poet, we headed for 18 Folgate Street.



Dennis Severs' house is one of those Georgian weavers' houses - but it has not been restored in the conventional sense. Dennis Severs was an American captivated by the area who spent 20 years recreating this house as a time capsule. The 18th century rooms have been arranged as though they are still in use, giving a still life drama complete with sounds and smells and far removed from some glossy Hollywood conception of "Jane Austen land".

This was an extraordinary experience and much more engrossing than I had expected. I found the dilapidated weavers' loft on the top floor the most compelling part but the whole enterprise was convincing and an interesting imaginative journey.

Then it was back to Christ Church and the coach home to Winchester. Winchester is also a Huguenot city as you will see if you check the links below and other Hampshire Huguenots include the Portals of Laverstoke - there is a free lecture at Hampshire Record Office on 24 September about Henri Portal. His paper mills at Laverstoke have recently gained a new lease of life as the Bombay Sapphire gin distillery and can be visited with the added advantage of a cocktail bar at the end.

We are hugely grateful to Charlie de Wet for her enthusiastic and erudite leadership throughout the day, to Rose and her colleagues at the synagogue, and to Iain Patton for all the dull organisation which got us there and back. Many of us have already resolved to return to Spitalfields to enjoy more that the area has to offer and I list some links which may assist.

Huguenotsofspitalfields.org

sandysrow.org.uk

dennisseversshouse.co.uk

www.spitalfieldsmusic.org.uk

www.christchurchspitalfields.org.uk

www3.hants.gov.uk/archives

distillery.bombaysapphire.com

Sue Owers

Summer Walks - TrustNews Sept 15

On the behalf of the City of Winchester Trust I would like to thank all our excellent guides:
Geraldine Buchanan; Rachel Remnant; Chris Higgins and John Mann; Colin Cook;

Richard Baker; George Saumarez Smith; Phil Yates; Michael Carden; Alys Blakeway; Keith Leaman; John Hearn;Robin Freeman and Andrew Rutter who provided such well-informed and interesting evening walks this Summer.

We decided this year to start all the walks at 18:00 which we appreciated did not suit everyone, particularly those who work. However, it was felt that hunger pangs and the closing in of the evenings later in the Summer warranted a consistent and early start. With one exception (caused by an unforeseen clash of events) all the walks were well attended and in one or two instances over-subscribed.

My personal thanks to Keith Leaman, John Beveridge for their help and advice in setting me off in the right direction and Janet Wiles tireless work in marshalling all the attendees.

Paul Williams

Design Awards 2015 - TrustNews Sept 15

We have this year organised our bi-annual awards scheme, where we will be displaying both the results and presenting the Awards. This event is being held on: Thursday, 22nd October at The United Reform Church Hall in Jewry Street commencing at 7 p.m.

Do come along, all are most welcome.

Winchester Heritage Open Day - TrustNews Sept 15

Sat Sept 12th am/pm and Sunday Sept 13th pm. Quaker Meeting House, 26 Colebrook Street SO23 9LJ

Recent drawings of Winchester + Quiz by Andrew Rutter RIBA (Retired Conservation Officer, Winchester City Council).

Footer - TrustNews Sept 15

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