Title Picture - TrustNews Sep 16



The Old Corn Exchange built by Owen Browne Carter, 1838 see obituary of Robin Freeman

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Chairman's Jottings - TrustNews Sep 16

This has been an extremely busy last few months. It started with the so called Station Approach competition site, in fact, better identified as the Carfax and the Cattle Market sites. I imagine that by now everybody is probably aware that neither of the two remaining architectural firms were successful in achieving a convincing scheme. This failure to deliver an acceptable scheme almost certainly started with the briefing document.

The brief was prescriptive, with not much flexibility to allow the architects to come up with imaginative proposals. The difficult element of the brief was to provide parking for cars currently on site as well as parking generated by the buildings proposed, that

is, for the offices and the housing specified in the brief. Underground parking was the obvious and probably the only answer in the circumstances required by the brief. The result would be two ‘floors’ of parking at probably around £45,000 per car to pay for before one even starts on the floor areas that provide the financial returns. Hence, you arrive at a very dense scheme inappropriate to the Winchester grain.

The other major problem was accommodating the traffic movement. Little effort was made to rationalise or suggest ways to improve the situation, which must be one of the more congested areas in Winchester. This was an impossible task for any designer, for if you start to resolve this area, you are likely to shift the problem elsewhere around the City. So this implies a full and radical traffic plan to understand and try to resolve traffic movement in and around Winchester. As many organisations have been saying for some time, a detailed strategic plan for Winchester would be an excellent way forward. The local plan, Part 2 for the Winchester area, which is about to be issued, is merely the introduction to the subject. It does not resolve the detailed issues which affect the consideration of any major development or movement study.

Another issue when considering how Winchester should be developed, is what do we, as citizens and visitors, expect of this historic City. There are so many elements to consider for a viable, successful environment which can be enjoyed - for example, history, spaces, modern interventions, movement in and around the City, and access to shopping, living and so on.

I recently attended an excellent conference organised by WinAcc and supported by the City of Winchester Trust. Many of the points I have touched on briefly in these jottings, were well covered by the participants. In order not to lose the momentum, the Trust are in the process of picking up the baton and are arranging an event to discuss traffic and general people movements in and around Winchester. This is likely to take place in February 2017.

Keith Leaman

Planning Appraisal Group - TrustNews Sep 16

In the June TrustNews I reported that the City Council had received from Linden Homes an amended outline application for development of the land at **Pitt Farm** (350 dwellings). I am happy to be able to report that this application has been refused. The reasons given to support this decision cover many of the issues that the Trust raised in its objection, but with reference to the relevant policies. Important in the decision are the fact that the site is outside the settlement boundary for Winchester, building here would alter an important part of the City’s setting, would cause traffic problems and there is inadequate provision for education. It is also key that Winchester is able to argue that it has adequately provided for an increase in the number of homes over the next five years and the homes planned for Barton Farm form an important part of this provision.

There have been changes to the way in which planning applications are handled by the City. These are designed to improve efficiency and the experience of those making the applications, but during the transition period there have been delays. One feature of the changes is that there is more dialogue between all interested parties before a decision is made. For us this has meant a period of very few applications coming through for review, followed by a deluge as extra staff were employed by the City to clear the backlog. Hopefully things are now back on track with an improved process, which from our point for view should mean more interaction with case officers. One outcome of this has been a better appreciation of the role that new legislation from Westminster (in the form of the General Permitted Development Order 2015) has played in increasing the size of permitted developments. So if you see more large dormers on rooftops please do not blame either the Trust or the City Planning Department; it is the effect of a change in central government policy regarding permitted development.

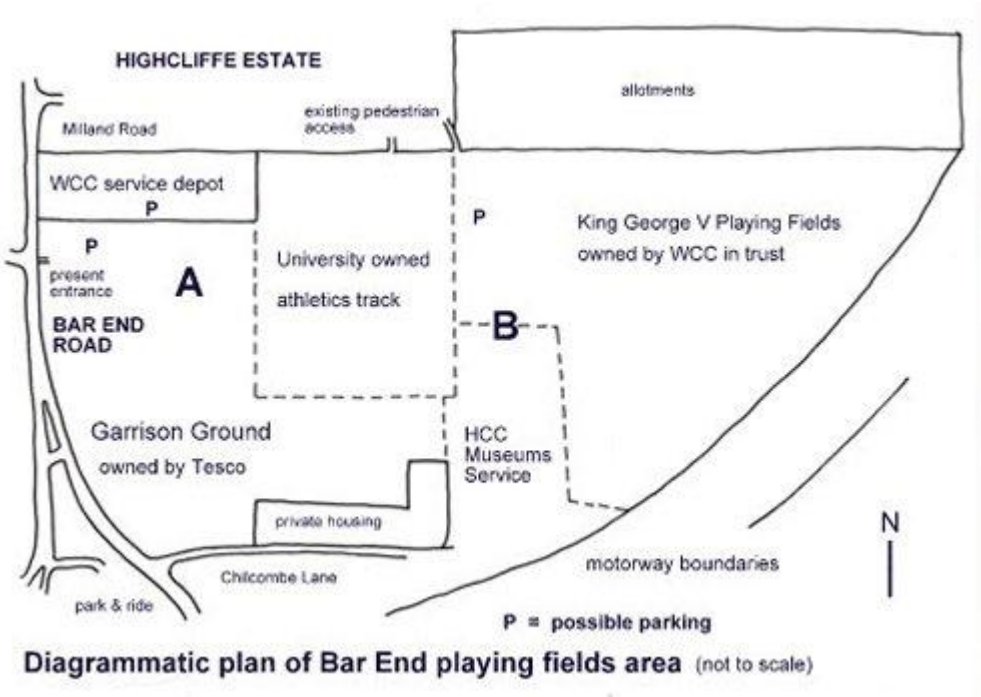
The Trust was invited to attend an exhibition of **Winchester College's** plans to redevelop the southern part of its campus. This concerns the parcel of land bordered by Kingsgate Park, Norman Road, Kingsgate Road and St Cross Road, and involves construction of a new PE centre toward the middle of the site, a consolidation of parking and vehicle access toward Norman Road with Kingsgate being pedestrian only access. Those who attended were very favourably impressed by the quality of design and the thought given to the new layout for the site. This is a major undertaking for the College and will take several years to complete.

Mary Tiles

Bar End and the Leisure Centre- a rough guide - TrustNews Sep 16

Some of us find the designation and ownership of the land at Bar End very difficult to grasp, not to mention the options available for the Leisure Centre, should this area be chosen as its new location. So three of us were very pleased to be given a guided tour by members of the Highcliffe Community Forum and the St Giles Hill Residents' Association. Not having taken detailed notes we do not claim that this is an accurate description of the situation, but we hope it may be of help to members who are not conversant with the general background.

The accompanying diagram shows the playing fields bounded on the north by Highcliffe and its allotments, on the east by the motorway, on the south by Chilcombe Lane, and on the west by Bar End Road. Within this area the land is held by four different owners as shown on the plan, and these are again subdivided as follows, starting with the western area seen by most of us who do not penetrate the site.



Diagrammatic plan of Bar End playing fields area (not to scale)

The WCC depot in the NW corner, which was the SERCO HQ, now unoccupied, and a motley selection of other buildings in various states of use and repair. The site is believed to be intended for commercial development by WCC when the time is ripe.

The Garrison Ground bordering Bar End Road, once military playing fields, but long since owned by Tesco and leased to WCC. We understand that Tesco originally hoped to site their superstore here but it was not permitted, and since then they have hoped that they might sell it for housing development, but this too has not been acceptable for planning reasons. Negotiations are in progress concerning its possible sale to WCC in connection with potential Leisure Centre plans.

The University of Winchester's athletics track in the centre, recently developed in conjunction with WCC.

The Museums Service HQ at Chilcombe Manor and reached via Chilcombe Lane. The area has the Museums offices, workshops, stores and a multi-purpose operational field at its northern end. With the recent formation of the Hampshire Cultural Trust, now responsible for running all museum facilities in the county, the future of this land is uncertain.

The King George V (KGV) Playing Fields at the far western end has an interesting history. Bought by WCC as a memorial to the King using various funds including public subscription, it was vested in perpetual trust as open land for public playing fields. When the motorway was constructed it was necessary to break the trust for part of the land required by the route, but only in return for an equal area of suitable land adjoining the HCC area.

The two most likely areas for the construction of a Leisure Centre are shown on the plan as A and B, the latter being WCC's preferred site at present. Subject to the

owners' agreement the site would include parts of the University's, the Museum's, and KGV land to allow for a large parking area north and west of the new building accessed by a new road along the north boundary of the site. The Highcliffe Community Forum is not happy about the use of the KGV land because it reduces the open area of trust land, particularly where it is most accessible for children living on the estate.

The potential alternative site is at A, which has the advantages being closer to the road for access and being less visible from the South Downs; moreover the depot site could be used for car parking. However, on the downside, it would necessitate Tesco selling all or part of its land to WCC, no doubt asking much more than it is worth at present, and if the depot were used it would prevent any financial benefit to WCC from its development.

Michael Carden

Heritage Open Day, 8-11 September 2016 - TrustNews Sep 16

As we hope many of you are aware, Nicky Gottlieb has undertaken the mammoth task of organising the Heritage Open Day which is a national movement which takes place once a year throughout England. There is a booklet issued on the event which is available at the Visitor Centre in the Guildhall and also at the Heritage Centre which is open on Monday and Wednesday mornings. Nicky has put together a number of very interesting venues, many of which to my knowledge have never been open before. So here is a great chance to visit not only some historic interiors but some historic action as well.

As part of this event, the City of Winchester Trust is opening its doors to display artwork by two very talented artists, Andrew Rutter and John Bulford, they have very distinctive but contrasting styles.

Andrew, also well known as author of Winchester: Heart of a City, has drawn views of Winchester from unusual viewpoints. He has managed in his inimitable manner to cajole people into allowing him to observe the city streets from high up vantage points within their buildings. They are views that manage to capture the essence of Winchester from unexpected angles, but at the same time cast a freshness to the images. The images really are an architectural record well worth coming to see.

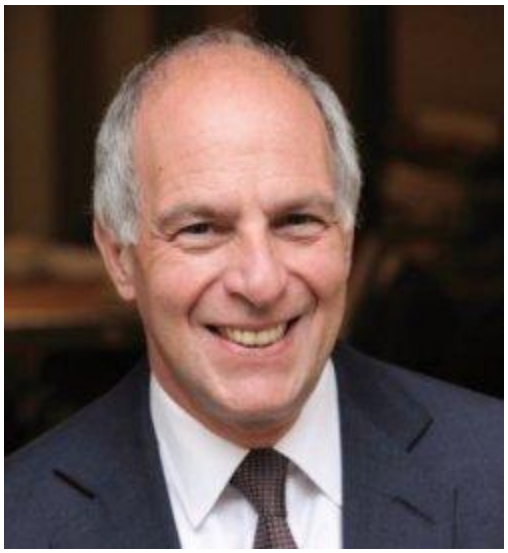
John Bulford looks at buildings in Winchester and has produced beautifully crafted drawings. John makes you look at the detail that is so important in the design of a building. His ability to convey information is direct and unfussy but you cannot help but admire the brilliance of his draughtsmanship.

Two very contrasting and unusual ways of looking at this great City – well worth a visit. (Heritage Centre exhibition open 8th – 10th September only, from 10.00 – 16.00).

Keith Leaman

In Conversation with Lloyd Grossman - TrustNews Sep 16

Wednesday, 7 September 2016 at 7.30pm, The Guildhall, Winchester Tickets £10.



Some of us will recall a time in the 1980's and 90's when Loyd Grossman graced our television screens as the face and voice of *Through the Keyhole* and *Masterchef*. Others among you will associate him as the entrepreneur behind the successful brand of pasta sauces. However, it may come as a surprise to discover that he is also a highly regarded figure within the heritage sector.

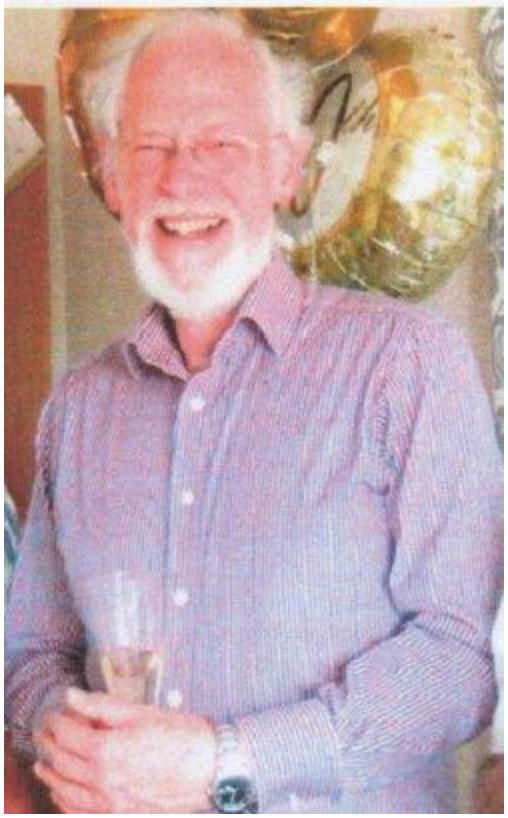
Born in Boston and educated at Boston University (BA), the London School of Economics (MSc) and Magdalene College, Cambridge (MPhil, PhD) the list of Dr Grossman's credentials is truly impressive. He has been involved in a number of organisations including English Heritage, The Churches Conservation Trust and the Museums and Galleries Commission and currently holds posts which include Chairman of the Heritage Alliance, Chairman of the Royal Parks and President of NADFAS. He is a Fellow of the Society of Antiquaries, an Emeritus Governor of the LSE and a member of the Council of the British School at Rome. He is also Patron of Heritage Open Days.

On Wednesday 7th September, the eve of Heritage Open Days, Dr Grossman will be making a special visit to Winchester to preview some of the festival events followed by an interview in the Guildhall. Speaking about his career and a lifelong interest in history, the arts and heritage he will also explain why it is so important to 'Treasure Your Treasures', the theme of this year's Heritage Open Days.

To book tickets for what promises to be an informative, entertaining and inspiring evening please visit the Winchester Cathedral Box Office or telephone 01962 857275. (tickets.winchester-cathedral.org.uk).

Nicky Gottlieb

Robin Freeman - TrustNews Sep 16



For many years, Robin Freeman - who died on 21st June - was a very active member of the Trust but he was always modest and self-effacing about his activities.

The most obvious of these was to lead walks in each summer programme, often based upon his love for the buildings of Owen Browne Carter, the 19th Century Winchester architect. We always benefitted from Robin's extensive knowledge of Carter and his ability to contrast Carter's work and to relate it to other buildings.

Less apparent was his regular attendance at PAG panels where his knowledge and experience as an architect was deployed, gently and persuasively, for the benefit of the lay members of the panel and, ultimately, the City. In this field, Robin took on more responsibility when Shione Carden had to give up organising the PAG because of ill health. Robin took on this heavy task without hesitation and continued until 2015 when Mary Tiles took over. For much of that time he continued to lead his panel as well.

A different task was his membership of the small editorial group, responsible for producing the most successful volume Winchester, Heart of a City. In fact, it was Robin's encyclopedic knowledge of Winchester that impressed the team involved and helped to make the book the success that it became.

Robin's great commitment to the Trust was matched by one to the Chesil Theatre. There he did a bit of everything including acting and directing to the great advantage of the theatre. However, the commitment to the Trust and the Theatre were kept apart – that was his style.

I first met Robin in the 70's when he was working for the well known firm of conservation architects, Purcell Miller and Triton. He worked under Corrine Bennett who at the time was the Winchester Cathedral architect. He was therefore responsible to her for helping with some excellent conservation work on many of their buildings, including the Cathedral and within the Close.

On retiring as an architect, he worked for some time in the archive department of the Hampshire County Council. No doubt this gave him the opportunity to widen his knowledge of historic Winchester, which was useful when advising on many aspects of the Trust's work.

So, a very private man who gave much to the community but in all his activities he was sociable, friendly and very good company. We will certainly miss Robin; he has created a vacuum not easily filled.

Keith Leaman

Trust visit West Dean Gardens and Goodwood House - TrustNews Sep 16

The day got off to a promising start when our coach driver took a scenic route to Chichester, treating us to panoramic views of Portsmouth Harbour on one side and the South Downs on the other as we passed along Portsdown Hill. This was a bonus and so was the weather, which started clear and bright and remained so.

West Dean Gardens are impressive. The walled kitchen and fruit gardens display fruit trees and bushes trained into every imaginable shape - drums, pyramids, cones - or attached to walls as cordons or espaliers (some among us could even tell one from another). They are also notable for the restored Victorian glasshouses, full of vines, strawberries, peach and nectarine trees, geraniums and other delights. I was particularly intrigued by a collection of dozens of mints from different parts of the world (did you know that Japan has its own variety, with tiny green leaves?) and by a gooseberry trained up a column to show off its pretty red flowers (another plant I'd never seen before: a fuschia-flowered gooseberry).

Outside, we were impressed by the pergola (one of the longest in the country), where wisteria and honeysuckle were beginning to come into bloom - and we would have been even more impressed had this year's cold spring weather not held back so many flowering plants.

An excellent pub lunch was had by all at the Partridge in Singleton, before we were treated to more beautiful scenery on the journey from there to Goodwood House.

From outside, the house is something of an architectural oddity; inside, it is full of delights. Knowing that the 3rd Duke of Richmond was one of George Stubbs' early patrons and had helped launch his career as a sporting artist, I was particularly looking forward to seeing the three paintings he made there in 1759. They did not disappoint, and nor did our guide, who was clearly another admirer. There are some impressive royal portraits by van Dyke, Lely, Reynolds, Romney and Ramsey, and two Canalettos showing Richmond House in London before it burnt down. Also well worth seeing are the Egyptian dining-room (supposedly inspired by Nelson's victory at the Battle of the Nile), a collection of Sevres porcelain, and some beautiful tapestries lining a sitting-room where the Queen has been known to hold Privy Council meetings. Always in June - and never lasting very long.

Cream tea in the ballroom and then home. An excellent day all round.

Carol Orchard

Trust visits: 2017 - TrustNews September 16

After three successful visits this year, what about 2017? Thinking is at an early stage so suggestions will be welcome. Ideas so far: Kew Gardens; Quarr Abbey; All Saints, Thorney Hill (Detmar Blow) and Christchurch Priory; Mells Church and War Memorials; Oxford - shared space at the station, the Ashmolean and the new Radcliffe Observatory Quarter; 20th Century Architecture in the City of London.

Iain Patton

Trust visit: Sherborne Castle and Abbey - TrustNews Sep 16

When Walter Raleigh persuaded Queen Elizabeth to let him have this substantial estate he found its original 12th century castle was perhaps a little too old-fashioned for his status and needs. Raleigh felt something more modern, a place more suitable for gentry, was required, and so built himself the Lodge in 1594, an imposing four-storey rectangular edifice with polygonal towers suggesting fortifications at each corner. During Ralegh's imprisonment, King James sold the now confiscated estate to the Digby family whose descendants , now Wingfield-Digby, still own it. It was during this time that subsequent additions of turreted wings turned the Lodge back into a 'Castle' again, the original having been properly slighted by Parliamentary forces during the Civil War. In the 1750s Capability Brown further landscaped the park, creating the lake beyond which the old ruins now became a romantic eye-catcher to be glimpsed through the trees. The whole setting is quintessentially English and a pleasure for those who love parkland and gardens. The interior is quirky with idiosyncratic decorative features in each room to delight the eye. Being still a home, its scale is not overbearing like some of our greater stately piles, and its

style and contents offer a wonderful sense of continuity through the centuries, being a repository of a domestic history one could identify with.

The Abbey came first, of course. Its foundation goes back to the 8th century when the See of Winchester was divided and Sherborne became its own See. At the end of the 10th century the secular canons of the Cathedral were replaced by the Benedictine Order and when the cathedral eventually moved to Old Sarum and the See of Salisbury (it was their worldly bishop, Roger de Caen, who built the original Castle as his fortified palace), the Abbey remained monastic until the Dissolution, after which it became the parish church for Sherborne. Our guide told us something of this together with stories of the quarrels between the Abbey and town that colours the fabric of its history. However, one need not know much or any of this to enjoy the beauty of the place. Ham stone used throughout the town gives Sherborne a warm sweet glow, its heart being the Abbey itself. A walk around the outside reveals only a little of its Saxon origins whereas its mass indicates Roger de Caen's rebuilding in the Norman style though much of the detailing suggests later Gothic improvements, its richness to be appreciated within. Overwhelming by far is the fantastic vaulting which runs the length of the nave and whose height emphasises the delicacy of the fanning ribs and liernes across the space. The coloured glass in the east end and the clerestory windows is Victorian, and softly illuminates the nave to its terminus in the handsome stone reredos beyond the altar. The Great West Window has strikingly successful contemporary glass-work by Hayward which replaced Pugin's fading glass and the Lady Chapel has a very fine engraved glass reredos by Lawrence Whistler. What remains of its mediaeval glass can be seen in St Katherine's Chapel. Carvings abound in the bosses and corbels but these require binoculars to enjoy the creative humour of the masons.

We owe our thanks to Sue Owers for arranging this memorable tour.

Arthur Morgan

Is the planning system working? - TrustNews Sep 16

Reflections following attendance on behalf of the Trust at a joint meeting of the All Party Parliamentary Groups on Civic Societies and Local Government, held on 7 June, jointly sponsored by Civic Voice and the National Association of Local Councils.

Participants included Scott Mann MP, Baroness Parminter, Lord Porter, Clive Betts MP, and Craig McKinley MP.

The meeting was held in response to the passage of the recent Housing and Planning Bill, which pushes Neighbourhood Plans up the political agenda while failing to include a right of appeal against planning decisions that over-rule Local or Neighbourhood Plans. Baroness Parminter had campaigned hard for a right of appeal and she promised the campaign would continue. The promotion of

Neighbourhood Plans fits with a localism agenda, but when these plans can be overruled on appeal by a centralised authority, the power of local decision making is diminished and one is bound to wonder what the real agenda is.

Lord Porter expressed support for the NPPF (National Planning Policy Framework), which he thought had been intended to provide a stable planning framework that put local communities at the heart of local government. Both he and Clive Betts expressed concern at continued Government tinkering with the planning system which, contrary to the aims of those who worked on the NPPF, creates instability in the system. It was admitted that while the outcome of the NPPF was a reasonable policy framework, the motivation for it had primarily been the thought that planning reform was crucial for economic growth. This would be the case only if the planning system were a significant obstacle to economic growth, for which there is little evidence; certainly its reform cannot on its own bring about such growth.

Continued meddling with the planning system seems to be driven primarily by economic concerns linked not just to growth, but also to the housing market, the increasing number of people who are priced out of that market, and the need for the UK to provide 250,000 new homes each year just to keep up with demand - a target that no government has achieved without direct intervention. Free market theory would see this simply as a matter of supply and demand: there is too much demand so prices are too high. The solution must therefore be to build more homes and the Government blames the planning system for the lack of house building. However, if it is not the planning system that is the cause, tinkering with it will not solve the problem.

As Clive Betts noted, there are 470,000 outstanding planning consents in place in England and Wales, which strongly suggests that gaining planning consent is not the issue. As the law of supply and demand would also suggest, large developers will not see it as being in their interest to bring too many houses onto the market in a single year as this would increase supply, drive down prices and decrease the value of their land (with planning permission attached). Moreover, no government, including the current one, has wanted to see house prices fall by a significant amount. The selling on of subprime mortgages into the derivatives market in the US was identified as a prime cause of the economic collapse of 2008. This left many people with negative equity in their homes and many being repossessed for resale at knock down prices. When this happens to a big swathe of the housing sector, mortgage lenders find themselves in financial trouble, which is why mortgages have been harder to get after 2008 and why rules about deposit requirements were tightened.

Government initiatives that relaxed some requirements for first time buyers, or buyers of new homes, have the effect of increasing access to the market while keeping house prices high – not making houses more affordable by reducing the price. The effect of more recent fiscal measures aimed at reducing incentives for buy-to-rent and increasing the costs of second home purchase and sale has yet to be seen, but many say that this will merely mean increases in the cost to rent in a sector where rates are already high.

This is why some agree with Clive Betts in thinking that the provision of more affordable rental properties and more social housing is a better solution, arguing that there have only ever been significant increases in housing supply when state or local government have been involved in providing it. The free market, and reliance solely on free market ideology, cannot deliver because it cannot sufficiently incentivise increases in housing supply without driving down house prices. Governments want the former and fear the latter.

When one looks at house prices, and housing demand at a more local level, it can be seen that it is very uneven across the country and across districts. Cornwall's issues with second homes are not the London commuter belt issues of affordability. It is at the local level that the reasons behind the fluctuations need to be teased out with appropriate policies developed in response, which is why Neighbourhood Plans are useful. But who will be willing to put in the effort to develop a good Neighbourhood Plan if it can be overruled on appeal?

What can also be seen, taking Winchester as an example, is the glaring inefficiency of having one body (WCC) responsible for planning of buildings etc., and another (HCC) responsible for roads and traffic within the city and district. Decent urban development for economic growth (which requires both housing and jobs) needs decent urban planning, and this in turn requires the ability to plan for buildings and for roads and traffic flows (as well as other aspects of infrastructure). So if Neighbourhood Planning is really to work it needs to be able to incorporate all these elements, implying radical, structural changes to the planning system, not tinkering around by removing controls here and adding fiscal measures there.

Mary Tiles

Lets go to the Pictures - TrustNews Sep 16

How many times have we said this in our younger days? Film buff Phil Yates remembers the cinemas of Winchester he attended in years gone by.

The Banqueting Hall of St John's House on the Broadway was transformed in 1910 into The Palace where Winchester's first commercial films were shown interspersed with variety acts (the films were very short!). The impresarios were John and James Simpkins who then in 1912 acquired the Market Hotel in Jewry Street which they converted two years later with many additions into the Theatre Royal. This opened on 24 August 1914 as a cine-variety theatre, in which, from 1924, films only were screened. After closure in 1974, the venue reopened in November 1978 as a 'live' theatre and has remained so ever since.

The first purpose-built cinema in the city opened on 14 April 1914, conveniently positioned in the High Street and called The Picture House, the building is now occupied by Jack Wills. It closed in March 1936.

The Corn Exchange (now part of the Discovery Centre) in Jewry Street was converted into a theatre in 1915 and after two years transformed into *Regent Picture*

Theatre (again operated by the Simpkins brothers). This ran till September 1935 when the premises were acquired for conversion into the Public Library which opened a year later. Another entertainment centre, comprising of a corrugated-iron building at the Morn Hill army camp, was constructed at the beginning of World War 1 and after the war was transported down to Park Avenue where it opened in 1927 as the *New Cinema Theatre*.

In 1933 a 1200-seat cinema was built on the site now occupied by Richard Moss Retirement Homes on North Walls. It opened as the *Regal* but changed its name in 1935 to the *Odeon* – the only cinema in Winchester to contain a Compton organ. In 1972 the venue was converted into three studio screens with bingo, finally closing in 1989 and subsequently demolished.

The final cinema to open in the city centre was the *Ritz* in Middle Brook Street. This luxury 1470-seat venue was opened in 1940, but it only lasted 20 years and is now the home of Winchester Family Church.

From 1989 till 1996 Winchester was without a cinema, apart from the occasional screening of films at the Theatre Royal, until the Mainline Picture chain converted Garrison Church in Southgate Street. Built in 1850, the building had been vacant for several years and was tastefully converted into a two-studio cinema opening in February 1996 as *The Screen at Winchester*. In 2014 the Everyman chain acquired the premises which have recently been converted into two lounge studios.

Obviously I don't remember The Palace (1910-14) but the others I do! Gone are the days when admission prices were 6d,1/-, 1/6d and 2/- with continuous performances and programmes consisting of the main feature, a second feature, the Gaumont-British or Pathe News and trailers with no adverts. Happy movie-going memories.

Phil Yates

On Saturday 10 September, Phil and his team will be conducting free backstage tours of the Theatre Royal. For full details contact the Box office on (01962) 840440 or email theatreroyalwinchester.co.uk. Advance booking essential – limited to 20 per group.

Membership - TrustNews Sep 16

A warm welcome to the following new members:
Mr R. Brooks,
Miss K.Dagwell,
Mr & Mrs C. Everett,
Mr J.Hearn,
Mr & Mrs J.Kind,
Mr & Mrs P.Montgomery,
Mr & Mrs T.Riggs,
Mr D.Williams,
Mrs R.Wright

Letter - Graham Winyard - TrustNews Sep 16

Dear Mr Leaman

I was interested in your reference in your ‘Chairman’s jottings’ to the planning dilemmas created by the demand for car parking. What I do not understand is why this demand has always to be acceded to. My daughter has recently purchased a small flat in Hackney and a legal condition of the purchase was that new residents had to accept the fact that they were not, and would never be, eligible for local parking permits (apart from blue disability badges) let alone parking spaces.

Demand for properties on this basis seems huge nevertheless.

Might such an approach be tried in central Winchester, which is an extremely walk-able environment?

Best wishes

Graham Winyard

Dr Graham Winyard CBE FRCP FFPH MA., 4 St Edmunds, 86 Christchurch Road. Winchester SO23 9TE.

Footer - TrustNews Sep 16

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