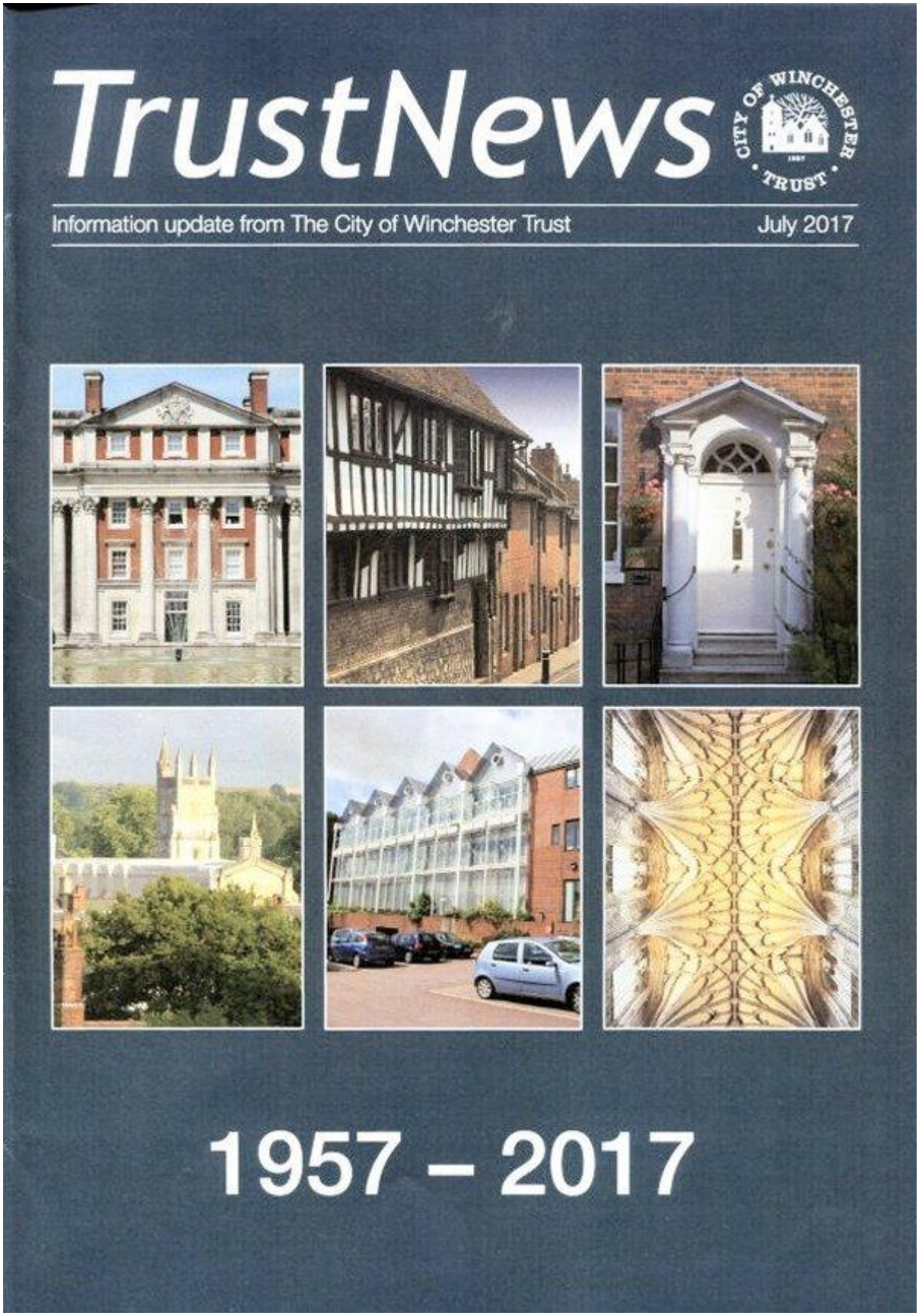
Title Picture - TrustNews July 17



Views of Winchester

From the Chairman - TrustNews July 17

This is a celebration issue of the Trust News for the City of Winchester Trust which was founded in 1957 as you will see from reading Michael Carden's article. We are therefore sixty years old and still going strong, although as always we could do with some more active, willing members to help the cause of protecting Winchester's heritage. This we regard as a major asset, for our historic city is a commercial attraction to be added to, but not in a destructive way. See John Hearn's article.

We were founded as a reaction to what was seen by Wintonians in 1957 as wanton destruction of much of Winchester's historic fabric. At that time the imperative was to improve traffic flow, as well as forming open areas for car parking, in particular the site now occupied by the Brook Street shopping centre which became a car park for many years, before the indifferent development that now occupies this site.

There are a number of articles to which we would like to hear your reaction! For example, looking at Richard Baker's time-line: what other significant dates do you think should be marked in? And see the proposal that Winchester should be able to offer a venue for quality music making, thereby helping to change the direction that the City is currently being pushed, that is down a more commercial route. Do you agree?

If you have not seen Roger Brown's restored model of Winchester, in the Winchester Museum, then you are missing a treat. It is brilliant and the new museum service deserve congratulations on rescuing this tour de force (constructed by Roger with considerable help from Michael Morris over many years in his garage, which had to be extended as the model grew) from a slow death.

The back cover closes this issue with illustrations of Winchester's four great institutions: Winchester Cathedral with its roots going back deep into the Saxon period, St Johns, founded in 931 AD, St Cross hospital, founded around 1182AD, and Winchester College founded in the 14"' century. All these institutions founded so long ago still exist, and what is remarkable still undertake what they were intended for.

Keith Leaman

Planning Appraisal Group - TrustNews July 17

During the Spring our panels have continued to see some slight reduction in the number of planning applications, some of which are for quite minor alterations whereas others may involve the demolition of one or more houses and replacement by several houses or even blocks of flats.

A recent case is that of 180 Greenhill Road, to which the Trust has objected, and it raises a policy issue. We agree that it is better both for Winchester and for students

to house them in relatively high-density purpose-built accommodation rather than consuming more and more of Winchester's conventional housing provision through conversion to HMOs (houses of multiple occupancy); we just did not agree that Greenhill Road is the right site.

It is the Trust's view that there needs to be some former planning policy guidance about student accommodation if student numbers are going to continue to grow. The Trust has been supportive of the Clty's implementation of an Article 4 directive which limits the number of HMOs in Stanmore, but this is likely to push the problem elsewhere. We think that purpose-built accommodation should be directly managed by the institution whose students will be housed, so that it is clear who should be responsible if nuisance problems arise. In our view, educational institutions should take responsibility for their impact on the City's housing situation when planning any increase in student numbers, and hopefully the City might work with them to ensure that this happens.

However, from the City's response it appears that their current stance is not to provide any more detailed planning guidance on the matter and is leaving it up to each educational institution to develop its own master plan, hopefully in consultation with the public. The local plan review process is due to start in 2018, at which time the issue could be raised, and meanwhile the City is considering whether to issue an Article 4 directive limiting the number of HMOs in Winnall and its surroundings.

The relevance of the local plan is apparent from rulings on a number of recent appeals, where in each case the appeal was dismissed by reference to the local plan, even though it was not quite in force at the time of the ruling. The Local Plan Part II is now formally adopted so we must hope it will be used to dismiss the appeal against the City's refusal of outline planning permission for a large housing development at Vale Farm, Romsey Road, Pitt. The appellant's case is largely about how housing needs are calculated and as reported last month this may be standardised by central government. The Trust has written in support of the City's refusal. Since this land is outside the settlement boundary for Winchester, even if housing need calculations have to be revised, the question of where and how those should be met remains open; for example the Trust has long argued that the housing density in the development of Phase 2 of Barton Farm should be increased.

Finally, I wish to acknowledge the contribution of Julian Harvey, who has stepped down from chairing one of our review panels, after many years of service. We are very grateful to him, as to all our panel chairs and panel members who voluntarily take time out to review planning applications. Julian is replaced by Sue Owers. Our other three panel chairs are Arthur Morgan, lain Patton and Mary Martyn and they work in rotation to review the week's applications.

We will shortly be meeting, along with Shione Carden, to review the guidelines used by the panels when examining cases, as well as the other planning- related documents available to Trust Members. If you have particular views on what you want to see in any of these please contact the Trust indicating that it is for my attention.

Mary Tiles

History and Philosophy of the Trust - TrustNews July 17

History

Having come to Winchester in 1967 I can only summarise the Trust's origins but these are fully detailed in a booklet describing the first 21 years, written by Jeffrey Smith when chairman of the Trust. I have been unable to unearth a copy, but we aim to find and re-publish it (if anyone has a copy please let us know). This document recorded the names of the founders, a few local citizens who were deeply disturbed by the Council's plan to demolish all the small domestic buildings in the Brooks area extending into Colebrook Street. The group endeavoured to save at least the most historic buildings, including two historic houses and a courtyard inn, hastily raising the money to buy and restore them, but to no avail. As a result, in 1957, they formed the Winchester Preservation Trust to resist such measures, and invited others to become members and support their aims.

The fledgling Trust succeeded in preventing similar demolition in Canon Street except at the top end, also the redundant St Peter's church in Chesil Street by raising and borrowing funds for its conversion – hence the Trust's logo, with a tree in the background to show the intention of presenting threatened trees as well as buildings. There have been numerous successes and failures since then, of which the following are examples, one chosen for each year to illustrate the range of our activities.

1957	Contributed to the repair of the City wall in Canon Street.
1958	Submitted a scheme for the repair of St Maurice church tower.
1959	Raised funds in aid of the Cathedral Appeal.
1960	Initiated a scheme for the repair and conversion of St Peter Chesil and its conversion to a theatre in conjunction with the Winchester Amateur Dramatic Society.
1961	Paid for the repair of the roofs of 78 and 79 Kingsgate Street.
1962	Work commenced on St Peter Chesil.
1963	Donated to the Winchester Excavations appeal.
1964	Grant aided a photographic record of the High Street.
1965	Organised a concert in aid of St Peter Chesil.
1966	Commented on the draft Town Centre Map.
1967	Contributed to the repair of Hyde Abbey Gateway.
1968	Recommended that St Cross should be designated a Conservation Area.
1969	Assisted WCC in revising the list of buildings of historic interest.
1970	Repaired the wall of Hyde Abbey stream.
1971	Raised objections at the first M3 Public Inquiry, subsequently founding and chairing the M3 Joint Action Group.
1972	Hosted a visit from the Shaftesbury Society (and many other societies since then).

1973 ‘Plant a Tree Year’ provided a number of tree planting schemes for WCC* to implement as the Council had no plans for the year.

1974 Campaigned against the official dual carriageway inner ring road scheme, eventually achieving its abandonment by the Authorities.

1975 Issued a detailed study of St John’s Street, threatened by the road scheme.

1976 Published a booklet on the High Street.

1977 Commented on the Town Centre Plan.

1978 Achieved spot-listing of 32 Upper Brook Street to prevent its demolition.

1979 Restored the porticos of the listed terrace in Southgate Street facing Serle’s House.

1980 At a Public Inquiry successfully opposed a new dual carriageway link road to replace Easton Lane.

1981 Opposed the demolition of many houses in St John’s Street, and with joint funding from the HBPT* restored much of the east side.

1982 Organised the repair of the wall and Jacobean monuments in Hyde Close.

1983 Acquired the lease of 32 Upper Brook Street and converted it into the Heritage Centre.

1984 Launched the Trust’s regular awards scheme with Sir Hugh Casson as chairman of the first judging panel.

1985 Published detailed comments on the Winchester District Local Plan.

1986 Represented the Joint Action Group at the third M3 Public Inquiry, leading to its re-routing away from the water meadows.

1987 Unsuccessfully opposed the design of all 3 schemes for the Brooks Centre, succeeding only in obtaining the addition of the trees in Friarsgate.

1988 Successfully campaigned against the removal of gravestones in West Hill Cemetery.

1989 Instituted the ChippIndale Venture (commemorating his educational role with the Trust) to provide school children with the experience of designing a project and negotiating planning approval. The venture ran for 7 years.

1990 Organised the restoration of the parapet of 4 Eastgate Street, and later restored the railings for the whole terrace crescent.

1991 After a long campaign, welcomed the Authorities’ decision to commission a Park & Ride Study, contributing £2500 towards the cost.

1992 Opposed the Crown Commissioners’ proposals for the redevelopment of Peninsula Barracks.

1993 Supported WCC in opposing a Cathedral scheme to turn the garden of a Close house into a car park.

1994	With HGT* donated £5,000 to assist SAVE* and Huw Thomas in fighting for conversion rather than demolition of the Barracks buildings.
1995	Designed a scheme to extend the Heritage Centre to house Roger Brown's model of Victorian Winchester and unsuccessfully applied for Heritage Lottery funding.
1996	Produced the first of a series of illustrated neighbourhood studies to help safeguard a number of character areas, starting with Christchurch Road.
1997	Campaigned for and succeeded in initiating the joint WCC, HCC, HGT, HWT* and the Trust commissioned Study and Report on 'Winchester and its Setting Study' the first of its kind nationally.
1998	Group visit to Poundbury and Blandford Forum and continued the annual Summer Walks.
1999	Participated in the public workshops on the Broadway/Friarsgate redevelopment proposals (Silver Hill).
2000	Contributed £2,500 to the WCC Conservation Area Project published in 2003.
2001	Publication of the Trust's 'Strategic Vision for the Future of Winchester'.
2002	Commented on the emerging brief for Silver Hill and engaged the developer's project director to speak at the Trust's AGM.
2003	Published 'Applying PPG3* to Winchester' to make local sense of the government's direction to increase development density, leading to the introduction of WCC's Neighbourhood Studies policy.
2004	Contributed further funds to the Winchester Excavations Committee.
2005	Hosted a lively public debate on design in an historic city, chaired by the Trusts' President, Christopher Clark QC.
2006	Presented the Trust's argument for 'Heritage Town Status' and vision/design-led planning policy to an invited audience of the Authorities and other City organisations (now taken up by the Canterbury Society and Civic Voice).
2007	Commented in detail on the WCC draft Vision for Winchester, leading to important changes.
2008	The Landscape Group embarked on revising and updating its Winchester tree survey for presentation to WCC.
2009	Publication of the book 'Winchester Heart of a City' compiled and edited from Andrew Rutter's manuscript, 700 copies sold by the end of the year; it has since sold out and the original price has doubled.
2010	The Planning Policy Group continued engagement on Barton Farm with the developers and architects, including representation at the Public Inquiry.
2011	In conjunction with HGT produced the illustrated 'Winchester and its Setting' document to emphasise the importance of the landscape setting, with special reference to the importance of Bushfield.

2012	Formed a joint working party with WinACC* to monitor the development of the approved scheme for Barton Farm, voicing opposition to the Andover Road diversion.
2013	Engaged with WCC's proposals for regeneration of the Station Approach area, endeavouring to persuade the Council to run a RIBA* design competition.
2014	Visited Farnborough Air Museum, Farnborough Abbey, and Longford Castle.
2015	Continued support for Civic Voice (the successor to the Civic Trust), the national organisation of civic societies that takes our joint concerns to government.
2016	Opened the Heritage Centre for 'Heritage Open Days' with an exhibition of two architects' fascinating but contrasting views of the City.
2017	Rejoiced that after the first Station Approach" competition's failure, WCC eventually took our advice and put the competition in the hands of the RIBA but we worry that this policy has not continued with the new Leisure Centre.

*WCC Winchester City Council; HBPT Hampshire Buildings Preservation Trust; HGT Hampshire Gardens Trust; SAVE Save Britain 's Heritage; HCC Hampshire County Council; HWT Hampshire and I0W Wildlife Trust; PPG3 Planning Policy Guideline no.3; WinACC Winchester Action on Climate Change; RIBA Royal Institute of British Architects.

Philosophy

The Trust's primary aim can be summarised as **the preservation of the distinctive and evolving character of Winchester**. We have never believed that the City's character should be arbitrarily frozen at any particular date change and the history of change has always been part of Winchester's character. But, just as the City continues to evolve, so do the threats to its character change. In the first few years of the Trust it was a relatively simple matter of resisting the unnecessary demolition of historic buildings. But as time went by it became increasingly a matter of anticipating development threats to the City's character, including the effects of highway and traffic proposals, so the Trust increasingly engaged with the Local Authorities and endeavoured to influence emerging official policies. It also became clear that even modest new buildings and alterations cumulatively affect the character of our streets, so that the Trust's commentary on important planning applications expanded with the formation of Panels that look at all applications within the City boundary. In addition, to influence designers and their clients, the design awards programme was initiated, and in 2001 we changed our name to the 'City of Winchester Trust' because we found that many thought we were only concerned with building preservation. We would have liked to become 'The Winchester Conservation Trust' because conservation means **the expert and appropriate management of change**, but some obscure organisation in Yorkshire had already bagged that name!

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The Trust’s core philosophies, as defined above by the words in bold, guide the Trustees in all their decisions and the formation of their policies. Within these terms, however, there is room for interpretation, and the Trust Council frequently debates such matters, reaching decisions by consensus. These things remain, as they did from the start, the sole responsibility of the Trustees, but views expressed by members are always considered, and for this reason we continue to report our activities on the website and in regular issues of TrustNews and the Annual Report.

Michael Carden

Trust's activities and the importance of its members - TrustNews July 17

The area of the Trust's activities has expanded considerably since 1957, when it was mainly concerned about major developments that were felt would change the character of Winchester – hence its original name, the Winchester Preservation Trust (WPT). This then expanded into a variety of activities, such as arranging talks and exhibitions, as well as local walks and trips to local places of interest.

Its activities increased in the 1970s, as a result of changes caused by the changing functions of local authorities, when Winchester lost local council representation. The WPT stepped in to fill this role for planning matters, which led to the formation of the Development Control Committee; this looked at all the applications put forward in Winchester where there was no parish council, although at this stageit was again only the more important proposals that were commented on.

The relationship between the Trust's activities and its members is very interesting. There have been many different committees, covering a wide variety of subjects. Some have been, and are, the result of local planning events, such as the route of the M3, the residential development of Peninsula Barracks, traffic in the City, and currently the Station Approach development and the continuing saga of the development of the central area, previously known as Silver Hill. Others are due to the interests of individuals, who are not necessarily Trust council members, but have a personal interest in a particular subject. Examples of this are the Chippindale Venture to promote an interest in the built environment in local schools (named after an early Trust councillor whose interest it was), Neighbourhood Studies booklets, looking after and indexing historic records and photographs at the Heritage Centre, arranging walks and lectures, the sale of Christmas cards etc - the list goes on. There was also a Landscape Committee, sadly now virtually defunct, and very much missed. Is there a member anywhere who would like to resuscitate it? - or feels there's something that the Trust is overlooking relating to the welfare of Winchester? If so, don’t hesitate to come forward and take part in our activities.

A few years after the name was changed to the City of Winchester Trust (CWT) in 2001, it was decided that the name of the committee looking at planning applications was misleading, and it became the more appropriately named Planning Appraisal Group (PAG). This committee is probably the longest running one in the Trust, and

has existed in its present form since the end of the 1980s. It now has four weekly panels, each consisting of three Trust members and a retired architect member to advise them; they meet in a room reserved for them at the Planning Office, where they look at all the planning applications for the Winchester parishes with no parish council - all of them, please note, which means they check everything, from High Street shop signs, so-called ‘dormers’ able to accommodate a whole room, through house extensions and residential schemes to full-blown major developments. These last are usually also considered by the Planning Policy Group, which consists primarily of Trust Council members, together with other members with skills relevant to the group's requirements.

The Trust also works with WinACC (Winchester Action on Climate Change), especially in regard to the traffic implications of major developments proposed within the City, as well as the environmental effect any scheme could have on the local environment. It also has good relations with the Hampshire Gardens Trust (HGT), as well as the City’s Planning Department, who seem to value the Trust's opinions - especially when it agrees with theirs! They often suggest that developers or applicants with controversial proposals should ask the Trust for a pre-application presentation, when the scheme will be shown to Trust Council and PAG members, and the ensuing discussion and comments made more formally to the applicant after the presentation may often result in a more satisfactory scheme being presented to the planners. If an applicant goes to appeal after a scheme is refused by the Planning Department and the Trust agrees with the reasons for the refusal, a supportive letter will be written to the Planning Inspectorate; no letter is sent when the reasons for refusal have no relevance to the Trust’s remit, and the Trust has even been known to write in support of the appellant when it disagrees with the reasons for refusal, but this only happens on very rare occasions.

It is clear that the Trust’s sphere of interest has widened considerably since its inception in 1957. This has largely been brought about by the increasing pressure for a vibrant commercial centre and the need to accommodate more residents in and around the City, as well as coping with the increased traffic these require. But it has also been the result of recognising the incremental damage that small changes can make to the character of Winchester as a whole, and how essential it is to take these into account.

It is apparent that members are essential to the success of the Trust’s future, for several reasons. Without their financial support the Trust would be unable to continue its efforts to retain the character of Winchester, and the size of our membership is also of considerable importance in our dealings with the Local Authorities and Planning Appeal Inspectors, who respect the Trust’s views because of its wide support base.

Last, but not least, it must be stressed that although it is not a campaigning protest group, the Trust does require the support and views of members who are concerned about the future of Winchester as a whole, and can also draw our attention to problems in their neighbourhood, as well as letting us know where it is felt the Trust should expand its activities. Sustaining our current activities can only survive with the aid of members willing to give up some of their spare time to help us, however unrelated they may think their abilities are. For example, apart from the architect

advisors, PAG panel members have no special qualifications apart from observation and a concern about the future of Winchester, although they do of course acquire a lot of experience during their years on panel duties. It's noteworthy that once anyone becomes a regular panel member, rather than just being a reserve, they tend to stay on panel duty for many years because they become so involved in local events. There are also many other activities where help would be welcomed, such as publicity, IT and matters where qualifications and practical experience would be of great value.

So please remember that, as well as paying your membership fees, your active participation would also be greatly appreciated by the Trust, for whatever role that interests you and how much time you are able to spare.

Shione Carden

Conservation in Winchester - TrustNews July 17

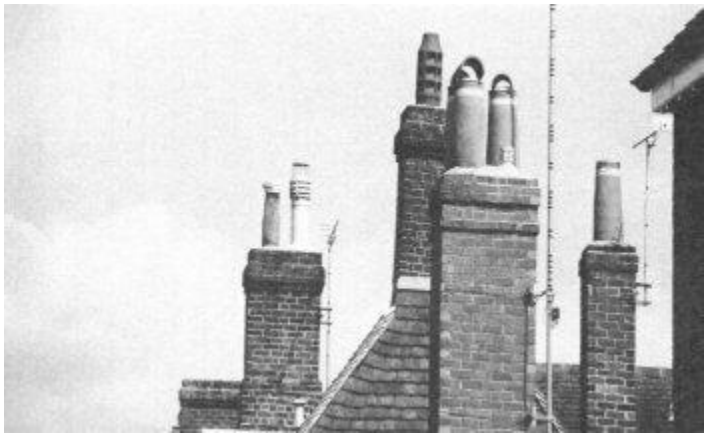
Winchester is the county town of Hampshire whose county council had extensive powers and large resources. After the second world war, they massively increased their office space in 1956 and again in 1966, demolishing the western edge of the walled city and two or three High Street buildings to bypass the bottleneck of the Westgate, at a time when the city centre had become very run down.



The City Council was an active independent authority which steadily built council estates and central housing so that by 1969, 50% of its housing stock belonged to the Council. They had a Town Clerk, City Engineer, Housing Officer, Architect and a Legal Department.

Both authorities regarded Winchester as ‘special’ due to its history and important listed buildings – the Cathedral, Winchester College and St Cross.

In 1946 the City had sought planning advice from Sir Patrick Abercrombie, who failed to adjust to the small scale of Winchester townscape. They proposed demolition of the Guildhall and historic buildings around it and 33 acres of ‘slums’ in the Brooks area for comprehensive development. In 1953, following a successful private member's bill in Parliament, St Georges Street was widened. Historic streets were degraded by car servicing and parking sites and vacant land appeared all over the central area. To his credit, the Town Clerk commissioned a retired government inspector of listed buildings to advise him on which listed buildings were essential to the Winchester character and this was to be published in the 1962 Garton Report.



In 1957 residents were so alarmed at the tide of demolition that they created the ‘Winchester Preservation Trust’ to combat the proposals.

It is against this background that in 1957 the Govern-ment enacted the ‘Civic Amenities Act’ which required planning authorities to designate Conservation Areas to protect historic environments. The County Planning Department under the progressive lead of Roger Brown, published a Town Centre Plan the same year that both designated the Central Conservation Area, Hyde and St Cross, and adopted a modified version of the 1964 City Engineer's dual carriageway three-quarter inner ring road to solve the increasing traffic problem without knocking down any ‘listed’ buildings and to facilitate the pedestrianisation of a major part of the High Street. However, this plan had no visual assessment.

In 1973 the list of historic buildings was upgraded from 300 to 760, with 140 on a supplementary list, thereby strengthening the Conservation Area.

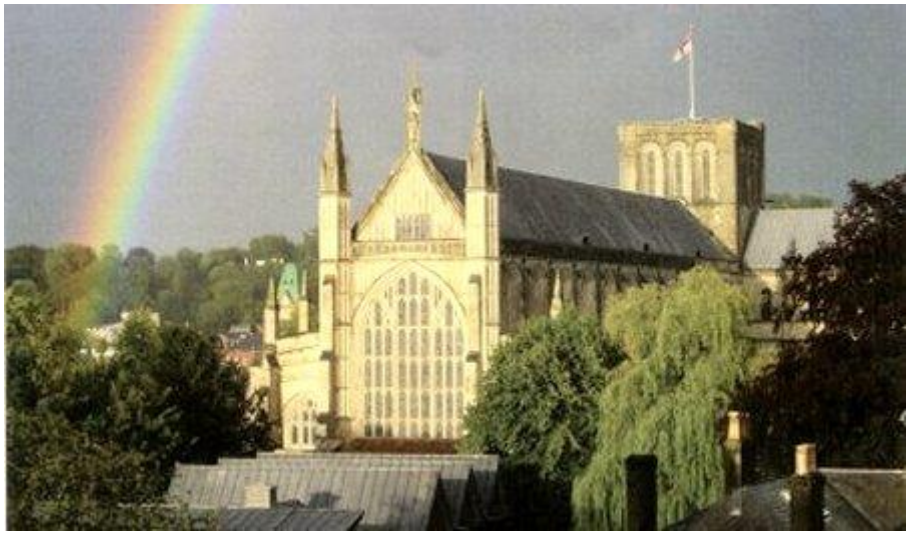
In 1974 there was a major reorganisation of planning powers and Winchester City was combined with two large rural districts, north and south, and given planning and development control powers. Under the leadership of architect/planner Jack Thompson, this brought together a team of officers with a very different outlook and range of skills, including the ability to test the impact of new proposals by perspective drawing. This coincided with the advent of councillors who opposed more demolition and expected a high standard of design in new buildings.

Challenges to the ‘conservation camp’ came thick and fast. Routine applications for large office buildings that would attract unacceptable traffic had to be refused. Some officers still tried to demolish more Victorian buildings by putting up raking shores to convince councillors that they were dangerous. Detailed plans and a seductive model for the three-quarter inner ring road (that would have added a large roundabout behind City Mill) were submitted by the City Engineer and rejected.



The first Government M3 proposals to remove a ‘national bottleneck’ were submitted and went to a Public Enquiry in 1975. Although outside the Conservation Area, it was so close as to dramatically affect the City’s setting, with 10 lanes of traffic and the attendant noise and cutting off St Catherine’s Hill from the Town. A proposed link road from Durngate to the M3 junction of Winnall with large areas of car parking at the southern end of Winnall Moors was rejected at a Public Enquiry as the result of vigorous local opposition. This paved the way for the Hampshire and Isle of Wight Naturalist Trust over succeeding years to upgrade the water meadows as an area of national scientific interest, north and south of the centre, and allow increased public access.

The City Council also created a major ‘design challenge’ through an application on railway land they had acquired for a 960-space multi-story car park, a glass-clad office building of 10,000 square feet and a 139-bed hotel with a car park. Drawings showed how these alien ‘layery' structures would have impinged on views all over the central area, which would have made quality development control on smaller sites very difficult. This was withdrawn.



The control over demolition in Conservation Areas in the 1971 Planning Act made possible the rejection of one or two unsuitable applications already granted planning permission and to combat the demolition of chimneys. The Conservation Officer was able to reinvigorate the ‘town scheme’ partnership between Central Government and the two local authorities, negotiated by the previous Town Clerk which ran for 30 years, to repair many key listed buildings, including Gilberts Bookshop, the Square, 35 and 36 The Pentice, 106 and 107 High Street, St John's House, the United Church, No 1 and No 7 The Close, the Close Walls and St John’s Church Hall.

However the City is not a ‘museum town’ so there was some further demolition of unlisted buildings for replacements whose design and use would enhance the Conservation Area. For example, the ugly, flat-roofed Woolworth store was replaced by a range of shops with attractive pitched roofs.

The 1962 electrification of the railway helped to boost confidence in residential investment and pushed out car servicing uses to Winnall. The Conservation area was extended in 1989 to include St Giles Hill, Christchurch Road, Orams Arbour, linking with St Cross and surroundings to Winchester College, and again in 2003 to include more residential areas at Hyde and Highcliffe. In 1989 the Barracks was re-sited to Littleton, removing the noise and danger of helicopter flights from the centre, eventually paving the way for a Conservation Scheme for the upper and lower Barracks to be implemented in the 1990’s.

Was the Civic Amenities Act useful? The answer must be yes - not only in Winchester but also in the district towns. Canon Street and St John’s Street were saved. Eastgate Street and North Walls were restored with much historic townscape including the Theatre Royal and many good quality new buildings erected. The riverside walk has been upgraded. However, the City boundaries were still drawn too rigidly.

In 1988 the M3 was re-sited to a more sensitive route releasing land for the two new well-landscaped Park and Ride sites. It is once again possible to walk and enjoy cycling or walking across the old railway viaduct from the Southern Park and Ride site into the heart of the City.

What of the future

The car and East/West communications remain an unsolved problem together with the bus services. The future of Silver Hill regeneration area is in the balance and it appears that City Councillors are no longer valuing the potential economic value of 20th Century buildings to the local economy, as evidenced in the demolition of the Fire Station. For political reasons, they are encouraging buildings which are out of scale and character, such as an elderly housing scheme in Chesil Street, and there is pressure for overlarge office buildings near the station.

Andrew Rutter AADip RIBA
Winchester's First Conservation Officer.

Creating good townscape is not about 'architectual style' - TrustNews July 17

People can become nostalgic when commenting on new development in the city. They recognize that Winchester has a unique feel and a unique appearance and of course they want to see new development that will respect the city's much loved characteristics. Who wouldn't! A few people say they want new buildings to be designed in 'traditional styles'. To my mind that's a polite way of saying they want to see imitations (or fakes). Besides being wrong in principle (I explain why later) it's extremely difficult to produce replicas of old buildings successfully as regulations have changed since they were built; so too have user requirements. Often what you get is a poor substitute where the scale, proportions and detailing are incongruous. If you get the proportions and scale out of sync with a new car design it doesn't matter but it does matter with buildings as they have a much longer life span.

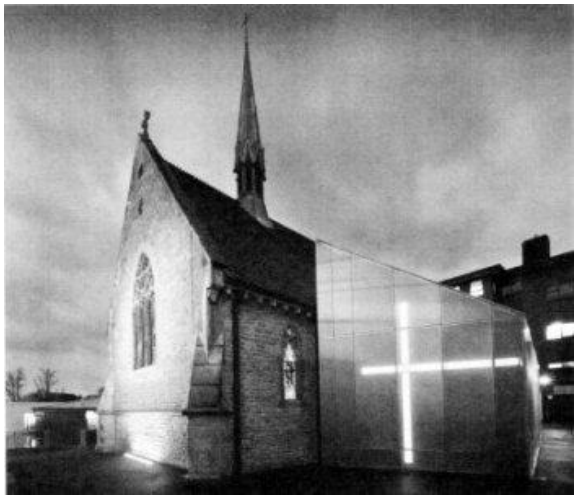


Being nostalgic with car design is harmless but do the same with architecture and the townscape will suffer.

In this paper I hope to convince you that it's important to design for today and not attempt to recreate the past. I want to explain that what makes Winchester a fine place to live and visit is not about the 'traditional style' of its architecture. It's about the distinctive characteristics of the buildings that line the streets and spaces and about the spaces between and around buildings. It's also about the way spaces relate and connect to buildings and the way spaces connect with each other. It's about the way spaces are used.

Historically there are few imitations in the city. The buildings that you see are authentic and have survived from different eras, although there are some Georgian facades concealing older timber-framed buildings. Most of the buildings in Winchester were considered to be contemporary when they were built. There are a lot of different-aged buildings pepper-potted around from medieval to the present day. Their ages can be identified relatively easily from the scale, proportion, materials and detailing. They differ in appearance because of the skills and techniques employed at a specific time and the availability of materials. From Georgian times they've been regulated by standards, which have been amended over time. This rich legacy of designing for the present must be taken forward into the future. You will not conserve the intrinsic character of Winchester by introducing 'fake' facades into infill sites or on major redevelopment sites. Instead you'll ruin Winchester's good aesthetic for those of us who value authenticity. Will people want to visit Winchester in the future if all new developments are imitations of some bygone era?

Let's look in more detail at Winchester's defining townscape characteristics. There's a lot more to the city than its iconic buildings. Streets are lined with narrow plots and narrow frontages. Where there are wide frontages it is common to see narrower divisions expressed in the elevations and roof forms. Relatively narrow streets are enclosed by, in some cases, quite tall buildings. Some streets have a noticeable variation in building alignment, where plots have encroached over time into the highway. There are intimate public spaces where street enclosure widens to create places where people congregate (e.g. the Butter Cross area, The Square). There are attractive pedestrian-only and shared streets with high-quality surfaces. (There could be more!) There are good pedestrian connections between streets and places. There is a good variety of building heights and roof forms and a variety of building materials. Also a variety of uses (shops, cafes, restaurants, banks, cultural uses), which generate activity to and from buildings throughout the whole day, ensuring good surveillance of public places. Because streets and spaces are narrow and enclosed, they invariably appear busy and active and this adds to their attractiveness. Creative contextual architects are able to analyse these characteristics and use them to inform the designs of contemporary development, which will sit comfortably within the historic context.



Winton Chapel, University of Winchester
Architects Design Engine

The negative characteristic of Winchester is the intrusion of traffic in streets, which creates air and noise pollution, hazards and visual intrusion. Not just cars, buses and lorries but all the paraphernalia used to contain and control them (e.g. railings, traffic lights, signs, segregated tarmac carriageways).

The guardians of the city (the Councils, the Trust, other interest groups, major institutions, Winchester's architects, the community) have embraced well designed modern architecture for many years. Even before I moved to Winchester 30 years ago, the City Council had adopted planning policies that promoted good contextual modern design and required new development to be sympathetic to the context and to be informed by the defining characteristics of the area. There have been a few mistakes but by and large new development has been successful with many award-winning schemes in the city and its suburbs.

Winchester stands apart from other places and is widely respected because it embraces good contemporary architecture and townscape.

There are though challenges ahead that Winchester will need to address if it is to maintain and secure its place in the premiership. First the city should look at its traffic management more creatively. In the current study of traffic movement, the City and County councils should examine ways to reduce and remove through traffic from some city streets and spaces. There are exciting opportunities for new city spaces, which can be de-cluttered of traffic paraphernalia where pedestrians are given priority to move freely around. Traffic can be reduced in city streets in a number of ways. One way is to require fewer or nil operational car parking spaces for new homes and offices. Winchester is a very sustainable place with excellent public transport links. Additional private car parking spaces within the city are not necessary even though there may be a demand.



Discovery Centre. Architects Hampshire County Council

Visualise for a moment a new city square to the front of Barclays Bank, where Jewry Street meets the High Street. Imagine that vehicle movement has been significantly reduced. A new paved shared surface (all on one plane) has been laid and the railings, traffic lights and traffic signs have been removed. Imagine being able to move freely across this city space. This space has potential to become an attractive city space with trees and a new hard landscaping. It is enclosed by some of the most attractive narrow fronted buildings in the city. Yet it is currently a major traffic intersection with heavily controlled pedestrian crossings. It is noisy, polluted and

cluttered with every traffic management measure imaginable. An unpleasant place to linger!



St Valentines, Gordon Road
T2 Architects

As we go forward with change in the city it's important that we have an overall plan and we understand the effect that changing one part of the city will have on another part. Other than the expense of undertaking such a citywide plan and the delay this may cause to redeveloping some sites, there seems no logical reason not to undertake this collaborative exercise. The City Council has made a move in the right direction with the Central Winchester Regeneration project. We need more progressive planning and urban design input like this.

So please, let's stop all this talk about reproducing 'traditional styles' and concentrate our efforts on achieving good contextual design of today, as our forefathers have done throughout history. There are many excellent architects in the city who want to do just this. Also let's think about the spaces between buildings much more and push to de-clutter them of traffic and traffic paraphernalia.

John Hearn, Planner and Urban Designer.

Local Planning 1957-2017 - TrustNews July 17

Winchester has had the good fortune to escape the impact of the industrial revolution and damage in the Second World War. Before the War the 1980 Town Planning Scheme for Winchester created the basis for planning in the City for the next 40 years. Emphasis was on the curtailment of 'ribbon development', the need to remove through traffic with a proposal for a Winchester by-pass, built in 1933, and the allocation of land at Winnall for industry. Immediately after the War, the town planner, Patrick Abercrombie, produced a plan for the improvement of the Guildhall and Cathedral Area, which recommended much redevelopment, including the Guildhall itself. These improvements' were to survive only in archive form.

Ten years before the Trust was formed, the 1947 Town and Country Planning Act came into operation. The Act laid the foundation for present day planning. It introduced the idea of development plans and the process for making and determining planning applications. At that time Winchester Council was responsible

just for the City. The areas beyond the City were in the charge of Winchester Rural District Council, whose headquarters were at 45 Romsey Road. The rural area extended from Micheldever in the north to the coast at Hamble in the south.

Hampshire County Council had a County Planning Officer to produce development plans on behalf of the district councils As a precursor to the production of a City of Winchester Town Map 1955, the County produced a Comprehensive Development Area Programme and Designation Map for the Brooks area that was approved by the MOHLG (Minister of Housing and Local Government) in 1955. This programme called for the widening of St George's Street, the construction of a Central Car Park and the clearance of unfit houses in the area between Upper Brook Street and the River Itchen.

Sir Patrick Abercrombie was commissioned to survey the area and plan its future development. This resulted in the present-day housing east of Lower Brook Street and north of Friarsgate and the demolition of parts of Colebrook Street to make way for the building of the Wessex Hotel.

The Winchester Town Centre Map 1955, and its subsequent 1966 Amendment, provided for substantial expansion of the town in the north (Abbotts Barton), west (Harestock and Teg Down), and south-west (Olivers Battery and Badger Farm).

A ten-year action plan was formulated in 1965 and formed the basis for major highway proposals to be incorporated into the 1968 Town Centre Map. In 1966 the King's Worthy link was constructed, and removed the need for traffic on the A34 from having to go through the city. This was followed by road proposals for a three-quarter ring road around the west, north and eastern sides of the central area. Proposals were also being prepared for a traffic management scheme for the town centre (1970), providing for the pedestrianisation of part of the High Street and the introduction of a one-way system. In 1970 the Westgate Study represented the last thoughts, at that time of large-scale comprehensive redevelopment of a major part of the town centre.

The 1960's had seen an emerging realisation for historic towns, that new development and highway proposals should be restrained in the interests of conservation. In 1962 the Garton Report identified areas of architectural Interest in Winchester. In 1967 the Civic Amenities Act introduced the concept of conservation areas, to protect and enhance areas of historic and architectural interest. Like Abercrombie's plan for the Guildhall, the three-quarter ring road proposals and the Westgate Study were consigned to the archives.

In 1974 local government was reorganised. Winchester City Council expanded to cover the City and the rural areas previously part of Winchester Rural District Council, except for the southern area between Fair Oak and Hamble, which became part of Eastleigh Borough Council.

The new Winchester District Council became a Local Planning Authority, responsible for development plans, conservation areas and development control under a City Planning Officer, Jack Thompson. The County Council was responsible for the production of Structure Plans which had been introduced in 1968. As they evolved

they had to comply with Regional Planning Guidance in the mid 1980's. The town centre was covered by the Mid-Hampshire Structure Plan. Structure Plans were abolished in 2004, followed by Regional Plans in 2009.

In 1979, the draft Winchester Town Centre Plan was produced. This Plan recognised that the Town Maps produced by the County had served their purpose. The City Traffic Plan had been reviewed and the three-quarter ring road had been reduced or abandoned. Failures in redevelopment proposals contained in the Westgate Study were acknowledged, and attitudes towards conservation were recognised. This resulted in the rejection of the comprehensive development proposals of the 1950's and 1960's, in favour of gradual renewal. There was evidence that roads in Winchester were operating near their capacity and that provision of public car parking was not adequate. The Carfax site next to Winchester railway station was allocated primarily for office development, the Central car park for major shopping development and a permanent market. 25 small sites were identified for development or redevelopment for housing. The Easton Lane Link Road was scheduled for construction in 1979-80 and improvements to the A33 by-pass were proposed, to materialise in the extension of the M3 motorway through Twyford Down.

The Town Centre Plan was incorporated into the Winchester Area Plan, adopted in 1987, which covered the City and the District. This set out a strategy to contain the growth of the City and protect the distinctive landscape and townscape qualities of the town. The Plan made proposals for the redevelopment of Peninsula Barracks, the Carfax site and the Central car park.

In 1998 the Winchester District Local Plan continued the allocation of land at Peninsula Barracks for comprehensive development, land at West Downs School, Romsey Road and land at the former YMCA site in Dean Lane for housing. The plan promoted retail warehousing at the junction of Easton Lane and Moorside Road, and the use of Bushfield Camp for recreational facilities.

The 1998 Plan was superseded by the Winchester District Local Plan review in 2006. This review imposed a requirement from the last County Structure Plan Review, for a reserve Major Development Area at Winchester City North (Barton Farm). It proposed a mixed-use development for 2 hectares of land between the Broadway and Friarsgate. It identified a shortfall of recreation space and proposed Bushfield Camp as the most appropriate location for playing fields. Park and Ride car parks were promoted in and around Winchester together with a policy that no permissions be given for additional car parks in the town centre.

The current local plan for Winchester is the adopted Winchester District Local Plan 2017. With the demise of Regional and Structure Plans this is a 'bottom up' plan identifying the land use needs for Winchester and the District. The Plan sets out policies for the development of sites at 'Silver Hill', Station Approach and Bushfield Camp to meet employment and retail needs. The implementation of planning permissions for 2000 houses at Barton Farm, 208 houses on the Police Headquarters site in Romsey Road, and 200 houses at Pitt Manor along with allocations on small housing and 'windfall' sites meant that no further allocation of land for housing was required to meet the foreseeable needs of the town.

The process of reviewing the Plan will begin next year. Hopefully this exercise will be informed by a Transport Strategy for Winchester currently being prepared by Hampshire County Council and progress on development proposals for the perennial sites, Central Regeneration Area (Silver Hill), Station Approach and Bushfield Camp. Other emerging issues will be policies in the Local Plan to be produced by the South Downs National Park Authority, the expansion plans of the University of Winchester and the future of sites at River Park and 83 hectares of land at Flowerdown Barracks to be vacated by the Army in 2021.

Richard Baker

Roger Brown's Model of Victorian Winchester finds a home at City Museum - TrustNews July 17

HAMPSHIRE CULTURAL TRUST

After a quest lasting many years to find it a fitting home, the model of Victorian Winchester by former town planning officer Roger Brown has found a new home at Winchester City Museum.



Measuring over 15 feet and made up of 20 component parts, the impressive scale model is based on the first Ordnance Survey map of the city from 1873. It took Roger Brown nine years to create following his retirement from Hampshire County Council. Since its completion in the 1980s, the model has been on temporary display at a

number of locations in and around Winchester, but this is the first time it has been given a longer-term home following an initiative led by Winchester Town Forum with the support of Hampshire Cultural Trust.

The project received significant funding from Hampshire County Council, Winchester City Council, Winchester Town Forum, and the City of Winchester Trust.

It has undergone extensive restoration by HCT's highly-skilled conservation team, and has been brought to life by new digital interpretation including interactive tablets and a film. Working with the objects on display in the museum, the model tells the story of Winchester, orientating visitors by taking them through the Victorian streets and introducing them to the city's rich heritage from King Alfred to Jane Austen. The model has been installed following extensive refurbishment of the museum's ground floor.

Janet Owen, Chief Executive of Hampshire Cultural Trust, commented:

"The Roger Brown model is a unique record of our city in Victorian times. I am sure it will inspire many new visitors to come to City Museum, and will provide a fascinating introduction to the city. Hampshire Cultural Trust is delighted to be able to provide the home for this extraordinary work - made by a man with real vision and love for the heritage of Winchester and who also had a real grasp of history and an incredible eye for detail. People are going to be amazed and inspired!"



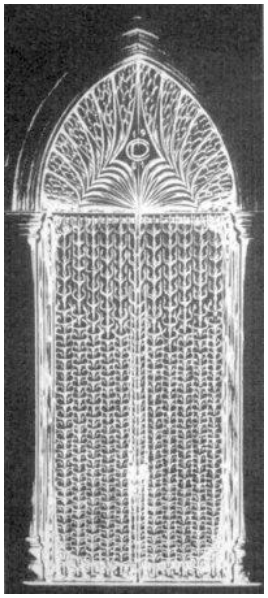


Liz Leask, Hampshire Cultural Trust

The Royal Wedding Gates in the Great Hall - TrustNews July 17

“Winchester is the ancient capital of England and important tourist routes traverse the Westgate and Castle area. . . .Although the main attraction is the Cathedral, the Study Area contains the Castle Hall with the Round Table and this area will become increasingly attractive when the building is properly restored to its historical dignity and significance, the new Law Courts development is completed, and the recent important archaeological discoveries are displayed to their maximum advantage."

From the Winchester Westgate Study Donald Insall and Associates 1970



When the above was written, the Great Hall had been in use as a Crown Court since 1937 when the Assize Court, designed by TH Wyatt (1807-80) in 1871, linked to the east end of the Great Hall by a pair of high pointed arches, suffered severe settlement and had to be demolished.

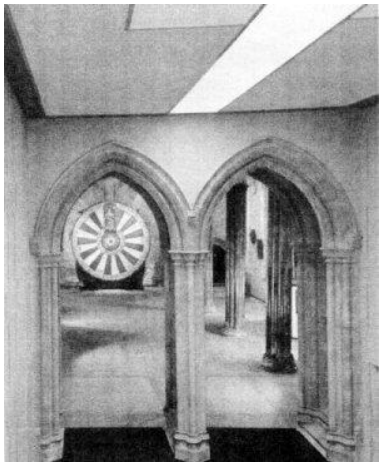
In its long history the Great Hall had, before the building of Wyatt's Courts, been used for the holding of assizes, many of historic importance. It reverted to this use for the holding of assizes until 1973 when a major new building, designed by Louis de Soissons on the site of Wyatt's courts was able to relieve it of this function.

Curved in plan, the axis of the new Law Courts sprang from the central axis of the Great Hall, and within it the .Judge's Gallery led down a broad flight of steps to Wyatt's two arches in the east wall of the Great Hall. These, for security reasons, were filled with blank partitioning doors.

On Maundy Thursday 1979, to make use of the Judge's Gallery to accommodate the large number of guests invited to lunch with the Queen and Prince Phillip in the Great Hall after performing the ceremony in the Cathedral, these doors and the partitions had to be removed. The combination of the hall and the gallery seen together aroused much admiration and led to a demand for a secure solution to be found to enable both to be enjoyed as a visual entity. A suggestion to purchase wrought-iron gates from a specialist antique dealer had to be abandoned because the 'openness' of their design would not meet the Home Office's security requirements.

An approach was then made to the Crafts Council about the possibility of having suitable gates made through the agency of the British Artist Blacksmith Association (BABA). On the Association's advice a limited competition was organized which led to the appointment of Anthony Robinson to construct two pairs of stainless steel gates which by happy coincidence could be identified with the forthcoming marriage of Prince Charles and Princess Diana and incorporate their initials and the year of their marriage in the gate's design.

Following their installation the BABA Newsletter editorial declared 'We have in this issue of British Blacksmith Anthony Robinson's Winchester Gates article. They are a magnificent set of gates and probably the finest piece of artist blacksmithing in the world today.'



With the opening of the New Courts I became responsible for the clearing of the court furnishings and block of holding cells in the Great Hall and the restoration of its stained glass some of which was missing. And damage to the Table of the Knights of the Shire on the East wall needed repair. Both in the nineteenth century had been the work of the Birmingham firm of John Hardman which was found still to be in existence. From drawings it had deposited in the City of Birmingham Museum it was able to carry out the restoration work required.

Eventually, Castle Avenue and Castle Yard were cleared of car parking and were paved with York Stone and granite setts. The base of the Round Tower at the upper end of Castle Hill was repaired and its Sally Port made accessible to the public. Trees were planted at the upper end of Castle Hill and on the flight of steps leading from the Great Court up to the entrance of the new Law Courts. The latter in a battered circular base capped with a low parapet wall were given a wide coping, fortress-like in character.

Michael Morris

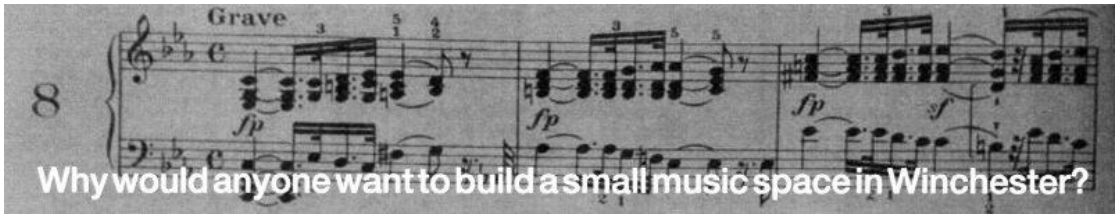
Summer Walks programme - TrustNews July 17

6th July Thursday 18.00	**8. Childhood memories - Phil at 90** *Meet under the Winchester Railway Station Clock - Walk in & around St Paul's and the Station*	**Phil Yates** *Local author, historian and Trust Member*
13th July Thursday 18.00	**9. Hyde900 TBC** *Meet at TBC*	**David Spurling** *Hyde900*
20th July Thursday 18.00	**10. Winchester High Street from a planning & design point of view** *Meet in Water Lane, by the entrance to the 'Black Bottle'*	**Andrew Rutter** *Retired Winchester City Council Conservation Officer and Trust Member*
27th July Thursday 18.00	**11. The Building Stones of Winchester** *Meet outside the West End of the Cathedral*	**John Parker** *Retired Geologist*
3rd August Thursday 18.00	**12. Barton Meadows 'The creation of Winchester's newest nature reserve'** *Meet at end of Courtney Road, SO23 7ER*	**Susan Simmonds** *Assistant Education Officer, Hampshire & Isle of Wight Wildlife Trust*

Details and conditions for the summer walks:
1. **Timings** All walks will **start** at 18.00 promptly.
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. **Generally maximum 25 attendees for all walks unless stated otherwise**.
4. **Walk 12 3rd August**: Additional payment of £4 for Hampshire & Isle of Wight Wildlife trust requested from each person. Wear suitable footware for a variety of surfaces. **Maximum 20 attendees for this walk only**.

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.

A small music space in Winchester? - TrustNews July 17



Why would anyone want to build a small music space in Winchester? After all, the city has a very lively music programme and there are any number of buildings that are pressed into use for successful public concerts. That is perfectly true, but it is also true that not one of those buildings meets all the requirements of a proper space for music making - excellent acoustics and sightlines, comfort, ease of access, appropriate environment and supporting facilities. In 2014 we realised that the Winchester Chamber Music Festival was rapidly outgrowing the Discovery Centre at 200 seats and that the only other auditorium that was available was the Theatre Royal at 400. (The facilities at Winchester College and St Swithun's School exclude themselves not least because their availability for public concerts is constrained by their own activities). The Theatre Royal's excellent characteristics as a playhouse-tend to fight its effectiveness as a concert hall, and after three years of experimenting we have probably achieved the best possible acoustic result, but at the expense of making the players invisible from most of the Circle, thus reducing the audience potential.

In 2015 we wrote an unsolicited report for Winchester City Council making the case for such a space, including an outline brief for the building, models of the capital and revenue implications and a draft proposal for procuring the project - we consulted most of the musical, and some other, interests in Winchester and found an encouraging level of support. It is still our hope that the City Council will consider that such an amenity will justify the provision of a site in one of the city centre's development areas. We are active in the Central Winchester Regeneration

Consultation that is going on at the time of writing and are optimistic that the opportunities provided by cultural infrastructure have been recognised.

It is crucial to a successful project that it is sited in the City Centre rather than tucked away in a corner. The presence of a new music space would be beneficial to the City in a number of ways, apart from properly housing the smaller end of Winchester's music making and providing scope for a significant growth in that activity. It would provide a regular and purposeful public venue available as such all year-round for a wide variety of activities. It would also provide an additional evening attraction to a city notably short of such amenities – the majority of Winchester's attractions for residents and visitors are heritage-based and essentially operate during the day. It would contribute to Winchester's ambition to change the profile of visitors from day-trippers to 'short-stayers', to the advantage of the City's economy. It would provide a base for musical activities currently missing at present - for example the provision of music for people impaired by age or infirmity – while complementing Hampshire's admirable music programme for schools. This city is unusual. Whereas in most places the growth of a variety of restaurants, cafes, wine bars and the like follows the arrival of a concert hall, playhouse, art gallery or museum, in Winchester the catering outlets have come first. The opportunity is now there and the users of a new music space will provide new customers.



A decent music space will not be cheap, since it is only worth doing to a high standard. How is it to be achieved in a time of financial and political uncertainty? It is unlikely that significant funding will come from the public purse, since local authorities have been under the hammer of successive governments for so long that their traditional role of funding capital projects for the arts has faded. Lottery funds are sadly diminished since the glory days of the 1990's. How then might it be funded? Money is still available from private, corporate and charitable sources given a sufficiently compelling case in a highly competitive field. So the project's business plan will have to be as self-sustaining as possible and will need to be absolutely

central to defining the brief for the building. All these issues were explored in our 2015 report to Winchester City Council.

In an ideal world such a project would be promoted by an existing organisation and preferably one that has a successful record in procuring buildings - education institutions have often led the way (the Saffron Hall in Saffron Walden and Cedars Hall in Wells being cases in point). Since there is not an obvious institution in Winchester it will be necessary to establish one for the purpose - so how might it happen? Someone will need to articulate the project in greater detail, find a public figure as sponsor, form a committee, found a charitable vehicle, appoint trustees, set up an organisation, appoint a project manager, raise some seed money, recruit the appropriate professional team, design the building, conceive and execute a fundraising programme and build. None of this will be easy and it will take time, probably ten years at least. But other cities do it, so why not Winchester?

Winchester City Council is the key to getting the project under way. If, as a result of the Central Winchester Regeneration Consultation, it were to allocate a site to the project and grant an option to the embryonic charitable organisation outlined above to purchase a lease, the process could begin. The Council's confidence would be a crucial factor in giving the project substance which would be likely to stimulate the community to put its full weight behind it an absolute prerequisite for a successful outcome.

Caroline and Richard York (Trustees of the Winchester Chamber Music Festival)

Visit to Bruton - TrustNews July 17

On 25 April 22 members of the Trust set off by coach to visit Bruton in Somerset. The main purpose of the visit was the Elizabeth Frink exhibition at the Hauser & Wirth gallery though we saw much more.

The Gallery was established by Iwan and Manuela Wirth, international art dealers, in 2014. A derelict listed 18th century model farm has been converted into a number of amazing gallery spaces and a trendy restaurant surrounded by grounds landscaped by internationally renowned garden designer Piet Oudolf. We were guided round by Debbie Hillyerd, head of the gallery's education department who told us of the history of the site and was a great ambassador for the Hauser & Wirth family ethos. It was also very interesting to get an insight into how an international gallery works with the artists it represents.

We started with the exhibition "Brave New World" by London-based Serbian artist Djordje Ozbolt. Few if any of us had heard of him, or would have been impressed by a procession of diminutive casts of garden gnomes and other Disney figures and garish sculptures made out of spray foam insulation. However, with the benefit of Debbie's knowledge and enthusiastic advocacy we were able to see beyond the kitsch and get some feel for what this London-based Serbian artist is trying to say. She suggested that the procession could be seen as a metaphor for the

displacement of refugees and mass migration and almost persuaded me that garden gnomes could be art.

Then, on to the Frink exhibition, ‘Transformation’. The enclosed courtyard garden magnified the impact of three huge ‘Riace’ warriors - menacing in stance and colour. The whole exhibition emphasised the importance of masculinity in Frink's work. With the benefit of Debbie’s introduction, it was clear that, whilst liking individual men and male pursuits such as riding and shooting, she also saw male figures as responsible for much of the evil in the world. Sculptures such as the ‘goggleheads', the assassins and even the bird and animal figures carry an overwhelming sense of threat and violence as well as bland indifference to human suffering. It was an extremely comprehensive selection of her life’s work and we came away with a much greater understanding of her genius.

We then stepped out into the beautiful garden created by Piet Oudolf with its flowing lines and curves planted with many grasses and herbaceous plants. It would be fascinating to see it change character through the year.

Our coach then took us on a nerve-racking trip through narrow country lanes to an excellent lunch at the charming Montague Arms in Shepton Montague. After lunch we returned to Bruton to visit the Church of St Mary the Virgin where we were fortunate to be given a guided tour by John Bishton who has written a comprehensive and scholarly history of the church in the context of centuries of social and economic change. It is a beautiful and unusual church in many ways - not least in being one of only three parish churches in Britain shared with the town’s Roman Catholics. John's love of the church and its complex history was very evident and we were grateful to him for sharing his knowledge with us.

Then, a speedy coach trip back to Winchester - where we shall look with renewed interest and insight at our own Frink - the Horse and Rider outside the Law Courts in the Upper High Street.

Jim Forster

Winchester Timeline 1957-2017 - TrustNews July 17

Winchester Timeline 1957 – 2017

CITY GUIDE	c.late 1950’s Guide to Winchester 1956-7
CITY AREA	Administrative area 3,888 acres (1573ha)
	Built up area 865 ha approx.
CITY OFFICE	Main Departments, Guildhall, Telephone 3361
	Housing Department The Square. Telephone 3361
	Health Department, The Square, Telephone 3347
Early Closing	Thursday
Market Day	Monday

Population	27,150 (density 31 persons per ha . approx.)
Post Office	Parchment Street

1956-7	St. George's Street widened
1956-7	Demolition of parts of Lower and Middle Brooks Streets and surface car park built.
1958	Cottages demolished in North Walls for building of new police station
1959	Road around Westgate built
1959	Barclays Bank built on the site of the George Hotel
1959	Demolition of gasometer in Andover Road
1959-60	County Council Offices - Queen Elizabeth Court - built
1961	Chesil Railway Station closed to passengers (line closed 1965)
1962-4	Buildings in Colebrook Street demolished and replaced by Wessex Hotel
1962	Construction of shops and offices in St. George's Street, designed by Sir Hugh Casson
1963	Lion Brewery, latterly Co-op Bakery, Eastgate Street demolished
1963	First multi-storey flats built at Winnall
1966	New Police Headquarters built in Romsey Road
1966	Winchester Art College moved to Park Avenue
1966	New Post Office opened in Middle Brook Street
1967	London to Southampton railway line electrified
1968	Three quarter Ring Road proposal promoted
1969	King's Worthy Link Road opened, removing A34 traffic through Winchester
1972	Post of City Archaeologist created
1974	Local Government reorganisation - new Winchester District Council formed with new offices in Colebrook Street
1974	Peter Symonds changed from a boys’ grammar school to a sixth form college
1974	High Street pedestrianised
1974	Law Courts opened by the High Chancellor, Lord Hailsham
1974	Badger Farm Road opened
1978	Pedestrian underpass built in Sussex Street
1979	900th anniversary of Winchester Cathedral



1950s - Brooks Area



1960s - Co-op Bakery Eastgate St



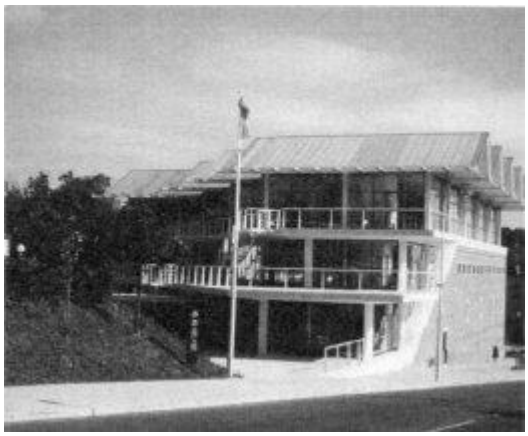
1970s - Pre-pedestrian High Street

1981	Exhibition of sculpture by Elizabeth Frink held outside Great Hall
1985	Army left Peninsula Barracks
1985	Avenue of limes leading to Cathedral felled
1985	Parish of Badger Farm formed
1986	New Sainsbury supermarket at Badger Farm
1985-6	Chesil Street multi-storey car park built
1986	Royal Hants County Hospital extended with Nightingale Wing

1988	River Park Leisure Centre opened
1988	West Downs School, Romsey Road closed
1989	Cattle Market in Andover Road – started in 1588
1989	Odeon cinema in North Walls closed
1990	Army Museums opened
1991	Brooks Shopping Centre opened
1991	Hampshire Chronicle office in High Street closed
1993	Hampshire Record Office opened on site of Carfax Hotel
1993	Cathedral Visitor's Centre opened
1994	M3 extension through Twyford Down opeened
1994	Tour de France came through Winchester
1999	Whitwam music shop in High Street closed



1950s - Brooks Area



1990s - Hampshire Record Offices



2000s - University of Winchester

2001	Theatre Royal, Jewry Street restored
2005	Privy Council conferred the title of the University of Winchester
2006	Cathedral first ice-rink and Christmas Market
2008	Winchester Discovery Centre opened
2009	Pedestrian area of High Street repaved
2009	The Kite Flyer sculpture installed in Parchment Street
2010	South Winchester Park and Ride opened
2010	South Downs National Park Authority established
2016	Housing at Barton Farm started
2016	Police Station in North Walls demolished
2016	Construction of ‘Extra Care homes in Chesil Street
2017	County Police Headquarters in Romsey Road demolished



2010s - County Police Headquarters

CITY GUIDE	2017 current Visitor’s Guide
CITY AREA	Built up area 1171 ha approx. IN 2011
CITY OFFICE	City Offices, Colebrook Street SO23 9LJ 01962 840222
SHOPPING	Seven days per week
MARKETS	Car boot, craft and farmers markets

Population	45,184 (2011)
	Density 39 persons per ha. Approx..
Post Office	W H Smiths, High Street

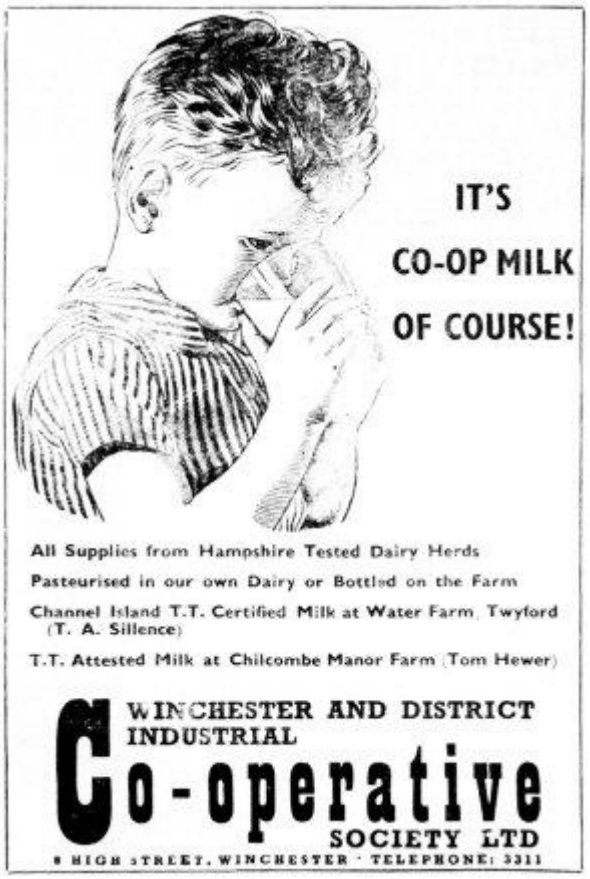
Richard Baker

Then and Now - TrustNews July 17

In the 60th anniversary of the Trust's formation, Phil Yates uses this final article to compare the High Street in 1957 and 2017. And, as the school summer holidays are about to begin, he compares too the way children spend their holiday time today with his own memories of 75-plus years ago.



Family-run shops adorned the High Street in 1957 ranging from Whitwams music salon, Kingdon's Ironmongers, Dumper's restaurant to Barlow's butchers and Churchill's newsagents. Forward to 2017, only a few such family businesses exist, in a High Street dominated by national chain stores. One improvement, however, was introduced in the 1970s with the construction of a precinct between St Thomas Street and Market Street where previously there had always been traffic congestion. Another change was effected in the late 1950s with the demolition of the George Hotel on the corner of the High Street and Jewry Street and the construction of Barclays Bank in the widened area. From a shopping point of view I will leave you and a younger generation to judge which way we should go to improve the shopping experience in the future.



Moving on now to school summer holidays, how do your children and grandchildren spend the long break between July and the beginning of September? In my youth we spent a lot of time train-spotting, climbing St Catherine‘s Hill (see March issue) or rowing around in boats or canoes on the river at North Walls recreation park. Living close to the mainline station I just I, had to cross the road to watch the steam trains although we got more fun from watching the goods wagons shunting on the Chesil line! If the weather was poor we took ourselves off to ‘the pictures’ either at the Royal, Odeon or Ritz to see a cowboy film with John Wayne, a Laurel & Hardy comedy or a Walt Disney full-length cartoon. Then back to school in September to start a new year in a new class. This brings me to how our school experiences were affected by the war. In 1939 when the war broke out I was in my second year at Peter Symonds, then a boys’ Grammar School. Before long schools from cities targeted for bombing by the enemy – notably London, Bristol, Southampton and Portsmouth-were evacuated to safer inland towns. A boys’ grammar school in Portsmouth was evacuated to Peter Symonds and this meant that we attended classes in the mornings whilst the Portsmouth boys took over in the afternoons. This lasted till the evacuated school found alternative premises. Another disruption to our education was fire-watching through the night. Aged 14 to 16 we had to patrol the grounds of the school with a master from 10 pm to 7 am. This was done on a strict rota system and we were allowed to miss classes the following morning to catch up on sleep. So our education had an uneven course, leading one boy to remark later in life that we were ‘only half educated’. He got into trouble with that remark but I rather agree with him. Some of us, myself included, left school at 16 without any qualifications; others stayed on to obtain their ‘School Leaving Certificate’. The

chances of getting a university place were slim, but still we made the best of it and did as well as we could through our lives.

Well that's it. I have enjoyed my two-year stint writing articles for TrustNews about 'the past' and thank the editor for his patience. But as I enter my ninth decade it is time to take a back seat and relax - if that is possible in my case!

Phil Yates

What do I like and dislike about Winchester - TrustNews July 17

Although I was born in West Yorkshire, I have lived more than half my life in Winchester.

Those thirty one years have instilled a deep affection and admiration for this great city.

Its history, beauty, intimacy and vibrancy.

I live on Oram's Arbour, a lovely, picturesque oasis of green just a few hundred yards from the city centre and the site of the original iron-age settlement.

We are not the first generation to appreciate its location nor will we be the last.

The Cathedral, of course, is the iconic building and rightly so. I love the peace and tranquillity of the Epiphany Chapel; the spectacular magnificence of the longest Gothic nave in Europe; hearing the fabulous choir at Evensong in the breath taking surroundings of the Quire and the round-arched Norman architecture beyond.

One of the best walks in the world is to stroll through the Cathedral Close, head down the water meadows, hopefully spotting a heron, kingfisher, swan or jumping trout, climb up St Catherine's Hill to take in the stunning vista and end at the Hospital of St Cross.

Winchester's strength is the blend of heritage with modernity. The growth of the University campus is an exciting and welcome recent development in the west of the city.

It can also be its weakness. The Brooks Centre hasn't worked and was a hugely missed opportunity. It's vital the Silver Hill project is a success and brings credit, not criticism.

The Hat Fair in July; the regular 'Space in the City' talks; the Christmas Carol service and the superb new Poetry Festival are unmissable dates in Winchester's calendar.

Other gems are the Winnall Moors nature reserve; the nearby Farley Mount; the fabulous Discovery Centre.

When I walk down the High Street, more often than not I will see at least two or three people and we stop and chat. The city's smallness is a strength.

But like everyone else, please no more mobile phone shops and a plea for more independents. More social housing and affordable housing schemes are vital and much needed.

Finally, location, location, location - one hour from London on a fast train service; 30 minutes from the New Forest; 40 minutes from the coast; and 20 minutes from the Premier League's best club!

Wonderful, welcoming Winchester.

Mark Byford
Former Deputy Director-General of the BBC
and Head of BBC Journalism 2004-2011

Heritage Open Days 7th-10th September 2017 - TrustNews July 17

After last year's successful open day in Winchester organised by Nicky Gottlieb, The Heritage Centre is once again participating in the Heritage Open Days, opening its door to the public by presenting another art exhibition. This time the Trust has invited a group of artists who sketch and paint around Winchester to display the results of their varied views of the City.

The exhibition should be fascinating - we have seen some of their work, and the results can be unexpected. So please come and see some refreshing viewpoints seen through the artists' eyes.

Volunteers Wanted - TrustNews July 17

The Trust has the opportunity to seek Heritage Lottery Funding for a Local Heritage List project but to do so we would need to call on the expertise and enthusiasm of our members. We are looking to set up a working group to take the project forward.

Local heritage lists have been part of the continuum of measures which identify and protect buildings of heritage and townscape interest for many years. Winchester has listed buildings and conservation areas but has never compiled a local list to complement these. The proposal is for the City of Winchester Trust to carry out a pilot project in the historic city centre to prepare such a list. This would require the Trust to work in partnership with the local planning authority, community organisations and the public in order to identify local heritage assets that the community would wish to be recognised and protected. In order to identify potential assets for inclusion. There would need to be a programme of public consultation and recruitment and training of volunteers to gather suitable data for the assessment phase. Once the list for the pilot area has been finalised, approved and presented to

the community, the process could be rolled out to other communities within the local authority area.

So, we need people who have experience or an interest in any of the following areas :
- Preparing budgets for grant applications
- Designing and managing public consultation exercises
- Assessing heritage assets
- Recruiting and training volunteers
- Working in partnership with local authorities and community groups

If you would like any further information or want to volunteer to help the Trust to take this project forward then please give the Secretary your details at secretary@cityofwinchestertrust.co.uk.

Footer - TrustNews July 17

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