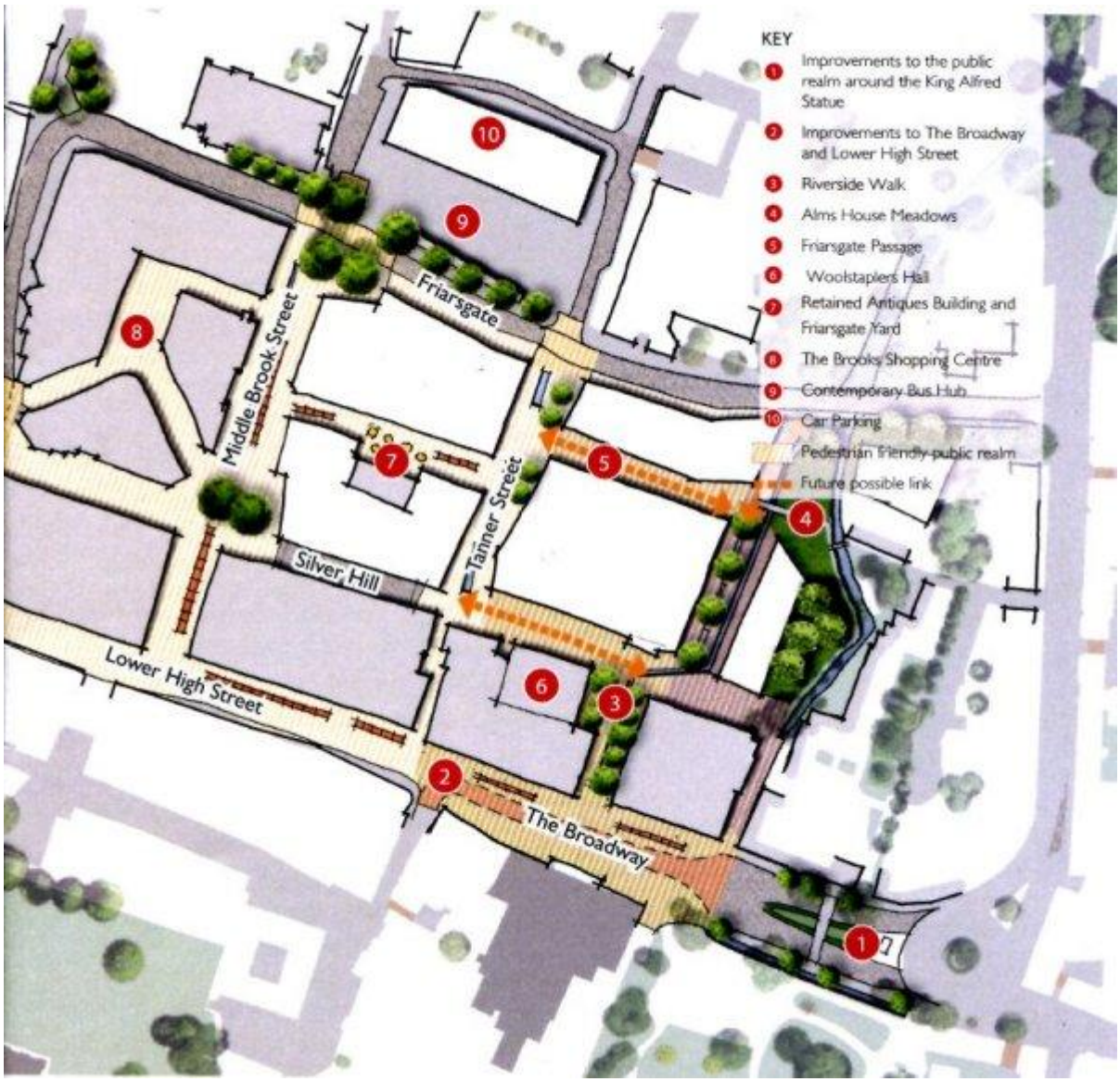
Title Picture - TrustNews Sept 17



Central Winchester Regeneration 'Emerging Design Framework' as at 30 August, reproduced by kind permission of JTP Consultants and Winchester City Council

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Chairman's Jottings - TrustNews Sept 17

Bar End Leisure Centre

As many of you will know, there have been two presentations made by Stride Treglown concerning the Leisure Centre at Bar End.

Stride Treglown are a multi-disciplinary firm who have been appointed by W.C.C. to undertake the master planning of the whole of the sports ground area at Bar End. The actual leisure centre building is the responsibility of L.A. Architecture who we understand specialise in designing the type of building required.

We consider this is a ‘gateway’ site into Winchester and therefore the overall design should be of a high standard, appropriate to the scale, massing and materials arrived at, and that the surroundings which include entrances and parking area should be appropriately landscaped. So far we have only been shown the general disposition of elements that make up the site - that is, the likely position of buildings, vehicle parking and possible access arrangements, etc.

It is good to be involved in the very early stages of planning such a site, and it does raise a number of queries which no doubt can be considered by Stride Treglown or W.C.C. as the master plan evolves.

As far as the Trust is concerned, our comments are as follows:-

1 The site is situated at the South-East corner of Winchester. The greater part of the Winchester population lives to the North and West of the City. The University, who we understand, is part investor, lies to the West. How is it anticipated that people using the venue are likely to arrive and return across the City? So far the traffic input only seems to be concerned with the immediate area.

2 We consider that landscape is an important element of the area around the Leisure Centre, however we understand that BDP Landscape Department has recently been appointed so we await with interest their conclusions.

3 How is it anticipated that cars are accommodated particularly during the day when the Park and Ride are largely filled. How do the University propose using and accessing the site. They have a ‘no car’ policy and it is a long walk if you are on a busy schedule!

4 How is it expected that the facilities are used between the hours of use during a seven day week? That is, what is the expected turnover? In the winter, no doubt lighting will be an issue - how is this going to be handled?

5 Is the W.C.C. Depot site immediately to the North likely to be included in the overall scheme?

Traffic Strategy

The H.C.C. and W.C.C. are currently undertaking a traffic strategy study for Winchester and District.

As far as we know, this is the first time such a comprehensive study has ever been commissioned and could and should be extremely important to the way in which the City evolves over the foreseeable future. We have been informed that the study is at the research stage, that is, data is being collected from around the District to understand where vehicles are coming from and going to - whether they stay or are passing through.

The research is also looking at cycling and foot passage. It is also taking place over a year so that school holidays, the Christmas Market, motorway closures, etc., can all be taken into consideration.

No doubt to reach any conclusions will take well into 2018, meanwhile there are several large schemes being planned for central Winchester, which could be affected. It does seem strange that a major strategic traffic review, to be completed sometime in the future, does not mesh in with major Winchester schemes currently being planned this year. How does this work? We have asked the question of the authorities, but received no satisfactory answer.

As already mentioned we have considered that the strategic traffic programme should be one of the most significant studies that has been commissioned. We felt it should be the subject for our A.G.M. in order to give the members an opportunity of hearing and hopefully understanding what such a study hopes to achieve.

Mr Simon Finch is going to outline the scope of the brief, as well as where the study is along the time line. He is presenting the study brief on behalf of both the City and the County Authorities.

Civic Voice Awards

Civic Voice runs a prestigious national award scheme for the best building in various categories and asks its membership to promote any worthwhile schemes within their cities and towns. This year, the City of Winchester Trust promoted the University Chapel that has recently been restored and enhanced by Design Engine. Not only did it win its category but it won the overall award as well. So, congratulations to the architects and congratulations to the University as client. As I am sure the architect will confirm, a good client is very necessary to encourage a first class result.

Trust meeting with Laura Taylor

Michael Carden and I attended a meeting with Laura Taylor, Chief Executive of Winchester City Council, in order to discuss various issues of concern which we had about potential development in Winchester as well as the way in which staffing resources were applied to each of the major jobs.

She recognised that some of the officers were spread far too thinly and that the teams somehow needed bolstering with appropriate expertise. It was also recognised that the City's public relationship was not good and that both she and Councillor Horrill were actively attempting to improve the way in which they engaged with the public over new development proposals.

We asked whether there was any proposal to replace Councillor Weston as Heritage and Design Champion now that she has retired from this position. It was stated that this would be examined. It was also stated that when considering development for Winchester, the City Council were very aware of the economic balance for the long term well being of Winchester that had to be achieved.

Finally, we discussed the transport/movement strategic study that was under way We stated our concern that such an important strategic survey was only in the research stage and would not be ready for the development proposals that were currently under way. We felt it was the sort of information that could affect the

outcome of any Winchester development in a major way and should be part of a brief. Laura Taylor said that she would be giving consideration to this matter.

Keith Leaman

Planning Appraisal Group - TrustNews Sept 17

As Spring turned to Summer and now, somewhat prematurely to Autumn, our panels have been kept busy with the usual mix of applications from very minor modifications, through more extensive additions to demolition of one property and replacement by several. We continue to voice Trust objections to what seem to us to be over large “dormers” (or roof extensions) even when we know that unfortunately most of these fall within Permitted Development and thus the City Council can do little to prevent their construction even when they may be quite out of character with the house below.

I am happy to be able to report that the appeal against the City's refusal of outline planning permission for a large housing development at **Vale Farm, Romsey Road, Pitt**, has been withdrawn.

I can also report that the proposed development of student flats at 180 Greenhill Road was refused by the City Council Planning Committee, against the advice of its officers. This decision could be overturned if there is an appeal. The policy issue remains and was acknowledged by several councillors. It seems clear that the City Council, in conjunction with the various institutions of higher education with a presence in the city, should determine what the likely increase in student numbers might be and develop a strategy for managing their impact on housing in Winchester, which includes working out what locations might be appropriate for purpose built student accommodation. At present a number of commercial developers seem to see student accommodation as a profitable market investment since the planning rules for this kind of building are in some respects, especially with regard to provision of on-site parking, less stringent than for a similar number of residential flats. One has to wonder what would happen to these buildings were student numbers, and hence occupancy rates, to fall. PAG has seen, and objected to, a similar application for redevelopment of the site of Pine Cottage, **4 Sparkford Road** with demolition of the existing building and replacement with 91 studio fats. This does include 7 parking places at the rear plus 2 disabled spaces at the front for 91 units, as opposed to the **Greenhill Road**'s 2 for 184 students, but it has equally attracted objections from local residents who already feel the impact of student accommodation, both purpose-built and in the form of Houses in Multiple Occupation (HMOs).

The PAG panel chairs, Shione and Michael Carden and I have worked to revise the PAG guidelines. A draft version should I hope be available on the Trust website, together with some draft text about the Trust‘s role in planning, by the time you receive this. If you wish to comment on these or make suggestions for improvement please contact the Trust within a week of receiving this newsletter. While you are on the website please take time to check out the monthly PAG reports to the Trust

Council to see what we have been commenting on and how many applications our volunteer panels review each month.

Mary Tiles

In Memoriam - TrustNews Sept 17

We are sad to report the recent deaths of two long-term members of the Trust, both of whom generously gave their time to support our activities.

Bob Howland

Apart from giving other advice from time to time, Bob was an active member of the group which worked on the Trust's project in 1995 to extend the Heritage Centre to house Roger Brown's 15ft diameter model of Victorian Winchester, at a time when no other solution was forthcoming. In particular, he handled the very demanding, but sadly unsuccessful, grant application to the Heritage Lottery Fund. [As mentioned on page 15 of July's TrustNews, Roger Brown's model has finally found a good home in the City Museum.]

Ian Case

Ian was an architect, a senior member of the team that designed Fanum House, the AA offices in Basingstoke. He was one of the original panel members who viewed planning applications on the Trust's behalf as far back as the 1970s. He continued to serve on an appraisal panel until last year when failing health forced him to stop. His fellow PAG members will miss not only his skill but his wit and good humour.

Michael Carden

Corrections - TrustNews Sept 17

A few errors crept into July's TrustNews (the 60th anniversary issue); We are grateful to Michael Carden and Andrew Napier for pointing out these errors:

Page 9: In the second paragraph, the Civic Amenities Act is dated 1967, not 1957.

Page 20 — 21, "Winchester Timeline":

1974 Local Government reorganisation This created a new combined City and District Council, not a new District Council.

1988 River Park Leisure Centre opened The Leisure Centre opened in 1974. It reopened in 1988 after a fire in 1987.

1991 Hampshire Chronicle office in High Street closed The printing press was removed in 1991, but the newspaper remained at 51 High Street until 2006 when it relocated to Staple Gardens and then to its present office at 5 Upper Brook Street.

Architectural Style - TrustNews Sept 17

John Hearn's article in the July edition of TrustNews was an eloquent exposition of his personal feelings about architectural style. While I must respect his preference for a particular kind of architecture, I have to disagree with the reasoning he uses to turn this into a theory with universal authority.

The views he expresses have been common currency in the architectural profession since about the middle of the last century. Since then, there has been some confusion in how the style is described. It is often called 'modern' or 'contemporary architecture', which implies that it is something exclusively right for the present time. This is a deliberate attempt to suggest that anything else is inappropriate for the present day and so 'not authentic'. The style to which it refers, however, is more properly known as 'Modernism', a philosophy that emerged in the early twentieth century that specifically sought to reject the past. It has always been supported by a series of fallacies, some of which John Hearn repeats.

The first suggests that people in the past thought about architecture in the same way as supporters of Modernism. The ideas that you should be quite different in order to be 'contemporary', or any concept that you might not be 'authentic', were unknown a hundred years ago. Up to then and for the previous four centuries, new architecture almost always referred in some way to a chosen period of the past. Serle's House takes its detail from ancient Rome. The Guildhall explicitly refers to medieval town halls. The City Museum aspires to Tudor Englishness. I could go on. None of these are fakes, all were authentic when they were built and remain authentic to their time. If something similarly traditional is built now it cannot help but be an authentic reflection of attitudes today. This is an unavoidable fact, regardless of anyone's taste or theory.

The second is to claim that current regulations necessitate a break with the past and make traditional proportions impossible The existence of modern traditional buildings in Winchester and elsewhere demonstrates that not only can they be built but that they can be functional and economic. And what is to stop the scale, proportions and details from being appropriate? True, sometimes bad architects get things wrong in any style but to get it right only requires artistry and scholarship.

The third is to say 'traditional styles' only means imitation or fakes. This is to misunderstand tradition. To explain this, I will use the example of the British parliament. The modern House of Commons is politically completely different from the original royal advisory assembly elected by a few property-owning males. Nonetheless, it jealously guards its ancient traditions: the shape of the chamber, voting procedure, Black Rod, and so on. These are not attempts to turn back the clock and they do not stop the functioning of a modern government. It is these traditions that give it, and indeed our nation, their identity. Traditions move forward

but retain explicit references to their past. Without them we would all lose our identity.

And it is this identity that is so important for an ancient city such as Winchester. I agree with much of John Hearn's analysis of the streets and spaces of the city. But we must ask if his proposition, that the identity of the place would be maintained if the buildings that form these streets and spaces were all to be like the examples he admires and illustrates, is correct? These may indeed be fine buildings in their own right but, individually or if we were to have a street of them, would we guess we were even in the south of England, let alone England? And this is a characteristic of Modernism; it was once called ‘the International Style’, and so it remains.

Of course, all the buildings in Winchester will not be replaced with Modernist buildings but, if this is presented as the only valid style and this is enforced by some expert group on the basis of an elite theory that this is the only way to be authentic, in time the identity of the city will be fatally eroded and this would be quite wrong. If a landowner wants a Modernist building, there is most definitely a place for it, some good examples add vitality and diversity to any town. But I doubt very much that most of the people of Winchester want this kind of architecture to be the only way to develop the city. Good traditional architecture is not copying or attempting to re-create the past, it moves forward in the present with the past and is a vital part of modern British architecture. Let us not imagine that being modern or of our time excludes tradition or means only one architectural style.



Sheridan House, Winchester,
by the author, authentically 1980s



New development, Southgate Street,
by Huw Thomas, modern contextual architecture

Robert Adam

Central Winchester Regeneration - TrustNews Sept 17

I should like to offer a brief review of public proceedings with consultants John Thompson Partners (JTP), architects and master planners, who were appointed by WCC to prepare a Supplementary Planning Document (SPD) for the regeneration of central Winchester on the Silver Hill site following the aborted Henderson scheme. This began with a ‘Starting Again’ programme on 10 March with roadshows across the district, events in Alresford and Bishop’s Waltham and street surveys.

24-25 March: JTP held a “Community Planning weekend” at the Guildhall. Against a background exhibition, a dialogue workshop was held to air and examine key issues that would help to define the City today. Alongside this a young people's workshop was set up to engage them and draw on their ideas. Following these workshops, ‘hands-on planning groups’ considered key issue topics to prepare ideas for future planning. A second dialogue workshop examined the needs for creating a new City quarter for tomorrow, defining the question of ‘Winchesterness’. ‘Walkabout groups’ led by members of the design team explored topics within the site such as movement and transport, retail and market, archaeology and heritage, landscape and watercourses, and more. Talks were given, the most memorable being that by Nick Taylor on Scarborough's Renaissance, which underscored what could be achieved creatively with determination and will. The hands-on planning groups and the walkabout groups consolidated their key findings towards furthering planning issues and possibilities.

The information gathered over these two intensive days was to be collated and analysed for a Report Back on 4"‘ April.

4 April: JTP held a “Report Back”, outlining the key themes that emerged from the Community Planning process. These included ‘Winchesterness’, ‘City Experience’

economy (i.e. not another Whiteley or Basingstoke), transport, bus service and new interchange, heritage and culture that reflected the City‘s deep-rooted history and character, housing and community, with continued participation that keeps the process going.

Between 4 April and 4 July there were no open meetings of the Councii’s “Central Winchester Regeneration informal Policy Group" (IPG).

June: in early June it became known that there was to be a IPG meeting to be held in private with JTP. Alarm bells began to tinkle. Before this was to be postponed it had elicited a long letter, published in the Chronicle 15 June - headed ‘Turning Point’ and supported by nearly 70 signatures (mine included) - outlining acknowledged objectives for rege neration that should neither be overlooked nor missed. Our Chairman wrote a letter in support. Andrew Napier wrote an article reporting on this move headed ‘New Pressure over Silver Hill’.

Another unsettling issue emerged on 1st June. WCC had put in an application for the demolition of the bus station workshop, ostensibly to facilitate the re-routing of the buses and the reconfiguration of the courtyard bays. As this was a key site within the regeneration area, awaiting the JTP Report on 4 July, we recommended that this application be postponed until after this date, otherwise it might be seen as pre-empting the purpose of JTP's role as consultants. We then discovered that it was on the agenda for the Planning Committee meeting for 2 June. No time had been lost and, needless to say, it was approved. The bus station now has a banner declaring ‘New Bus Station Under Construction’.

4 July: JTP presented its emerging SPD and Vision. The press release flier titled this ‘New Vision for Central Winchester Regeneration to be revealed by Master Planners’.

The presentation, though professional, thorough and comprehensive, left me feeling somewhat underwhelmed. My earlier sense of optimism and purpose generated from those heady consultation days in March was subdued by their rather prosaic summary, one that did little to inspire or suggest a creative vision (as claimed) for the heart of our City. ‘Winchesterness' had not been determined further by any emphasis for a focus on its character of Culture and Heritage but mainly through building scale and type. It is understood that the final drawing presented was to show an emerging design framework and at this stage constrained to outlines of space and movement within the public realm. (Unfortunately, in the Chronicle for 6 July the banner headline was ‘New Vision for City Centre revealed’ and this claim was illustrated by rather sketchy topographic projections not a little reminiscent of drawings from the discredited earlier scheme.) Though mention was made of the value of the extensive consultation process, much of this seemed to have been left out of the picture by the end of the presentation, so one felt somewhat bereft of any sense of optimism fora real vision to guide this unique opportunity to develop Winchester for its true posterity. In the ‘broadsheet’ handout there is a red boxed statement about the SPD which “will not say what type of shops, historical, cultural and leisure activities will be going where. It will outline which areas of the site will be available and acceptable for the different uses”.

I hope this caveat will not preclude a master plan that addresses the hopes and aspirations publicly declared for a creative civic regeneration in Silver Hill. Without this there is the real possibility for the development to fall short of its promise to be more than a commercial hub.

The Q&A session which followed was a good exercise in public participation and this has been continued by the lively debate through letters and articles in the Chronicle. Certain themes have been reiterated, significantly one that calls for the harnessing of the breadth of knowledge, experience and expertise that exists within the City which would be invaluable to WCC - something it should avail itself of for mutual civic benefit and public confidence.

24 August: Marcus Adams of JTP met CWT representatives at the Heritage Centre. The open, free and invaluable discussion was initiated by CWT's question, ‘Where are we?‘ since the issues arising from the public forum on the 4 July meeting still remain unanswered by WCC. Answers are expected at the next IPG meeting, scheduled for 25 September.

Even though the limitations of an SPD (Supplementary Planning Document) are well understood by CWT, i.e. an SPD is only to present an emerging design framework as a possible way forward for a development, JTP were alerted to the fact just how much their excellent consultation days had raised public expectations for this area and their findings of 10 Key Themes, presented on 4 April, should somehow be incorporated within their notion of a mixed use quarter - perhaps with a focus on cultural/communal areas? JTP gave examples of schemes within other towns and cities where areas had been rejuvenated by encouraging public interest in such public places that in turn led to economic regeneration as a result. JTP suggested that the SPD might become a Charter for a Forum where established groups could co-ordinate in order to guide the Vision forward. CWT’s ?nal question, ‘What next?’ arose out of a lack of confidence in the Council's ability to deliver the Vision, and such fears were further compounded by the limitation of skills within the Council to implement delivery mechanisms beyond selling off plots purely for commercial returns. Because of the concern that the SPD may be seen by the Council as an end in itself, it was strongly felt that the expertise of JTP should now be engaged to move towards a Master Plan, then a Project Plan to develop the Vision for Silver Hill.

Arthur Morgan

Winchester and District Traffic Study - TrustNews Sept 17

Notes of a meeting between City of Winchester Trust and HCC in May 2017

Keith Leaman and Richard Baker of the City of Winchester Trust met Councillor Rob Humby (Executive Member for Environment and Transport), Frank Baxter and Sam Clarke (Transport Strategy).

The transport team's current scope of work included vehicle movement, pedestrian circulation, buses and bicycle potential, not only Winchester City but across

Winchester District as well. There had already been meetings with both the bus and railway companies; this interface was ongoing.

Traffic monitoring started in January using the latest technology; the monitors record vehicle movements around Winchester on a continuous basis. The purpose is to record whether traffic stops in Winchester or is passing through. The fact-gathering and evaluation is likely to take place over a year in order to record, for example, schools in session/school holidays/Christmas fair/motorway closure effects etc.

It would be impossible to prepare a full strategy for Winchester in advance of some of the schemes currently being considered in the centre of Winchester; so the intention is to evaluate schemes coming forward this year and attempt to forecast the impact of parking and vehicle strategy using the knowledge gained so far - risky, but considered possible!

All potential schemes in and around Winchester are considered; this includes sites not yet brought forward. The traffic movement fact-finding will continue to provide a movement assessment every day for the foreseeable future, thereby upgrading the information for many years to come. So this provides the basic information necessary for any strategic thinking.

The traffic planners intended to present their findings to a forum which would include the City of Winchester Trust. The purpose of the meeting from the traffic planners' point of view would be to ask questions of stakeholders about their expectations for a movement strategy. In order to expedite such a meeting, the planners would provide scenarios to choose from, giving the knock-on effect in Winchester for each of their option proposals (not only for Winchester City but the District as well).

Car parking is part of the study. Both HCC and WCC are contributing to the overall strategy and this is the first time that such expansive joined-up thinking has ever taken place. There are two Councillors (Rob Humby and Jan Warwick) who span 'the gap' and are members of both City and County Councils. Andy Hickman (WCC) represents the officers and liaises with the County.

Keith Leaman

Winchester Heritage Open Days - TrustNews Sept 17

Some Trust members will recall that last September Heritage Open Days Patron, Dr Loyd Grossman, paid a special visit to Winchester on the eve of the festival to share his views on heritage in an interview at the Guildhall.

Dr Grossman is no stranger to the heritage scene, as a quick glance at his list of credentials will show you. Appointed CBE in recognition of his services to Heritage in 2015, he is currently Chairman of the Heritage Alliance, Chairman of the Royal Parks and President of NADFAS, and his former posts include Commissioner of English Heritage, Commissioner of the Museums and Galleries Commission and Chairman of the Churches Conservation Trust, amongst others.

As well as answering questions on his earlier life and career, Dr Grossman also reflected on some of the challenges facing the heritage sector today and why we should be careful not to become complacent. Although he reassured us that here in Britain we are generally very good at preserving our heritage, in contrast perhaps to Italy and elsewhere in Europe, he cited widespread cuts in UK public funding as a major threat to its future by saying, “Those of us who love heritage go to war every day." Explaining that heritage can sometimes be viewed as a liability by local authorities he said, “Heritage is an asset, it’s not a liability” and added, “Everything we do and do well is somehow diffused with the heritage - but it is more difficult to get this across at local authority level."

Winchester, he said, is particularly asset rich, akin to a “Siena of the South of England." What puzzled him was why its heritage was not being exploited here more vigorously, especially as tourism is now the fifth largest industry in the UK. “Tourists come here (UK) because of the heritage."

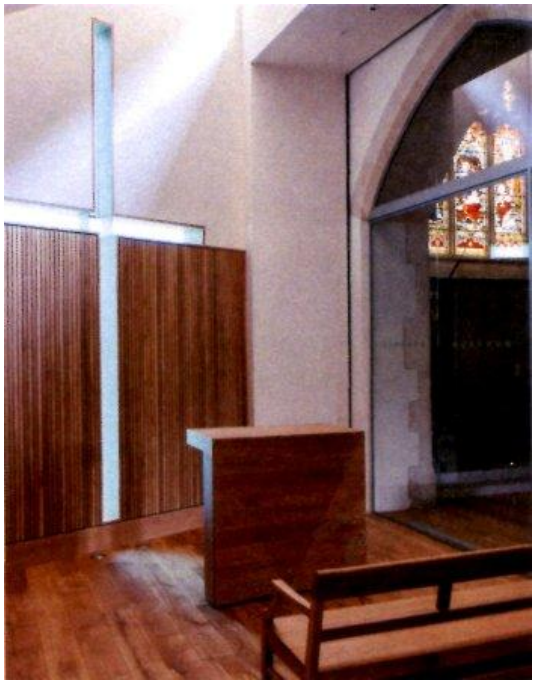
Dr Grossman described Heritage Open Days as an exercise in public consciousness. “Heritage Open Days says ‘let’s open the doors’. You can't love and protect something unless you know about it." He was also referring to ‘Treasure Your Treasures’, the theme for last year's festival which called on communities to champion their local heritage and to share and celebrate the ‘treasures’ they cared about, be it a building, person, special collection or object.

This year's theme, ‘All Our Stories’, focuses on hidden stories and historical secrets about our community, buildings and past, all of which can be shared and celebrated and passed down to the next generation. Heritage has been described as the thread that connects us to the past but, more importantly, it is the thread that connects us to the future. I do hope you will be able to support this year's festival and find time to come to some of the events taking place. It really is a wonderful opportunity to see local gems, some that have been forgotten or overlooked and to be part of a national celebration of our heritage.

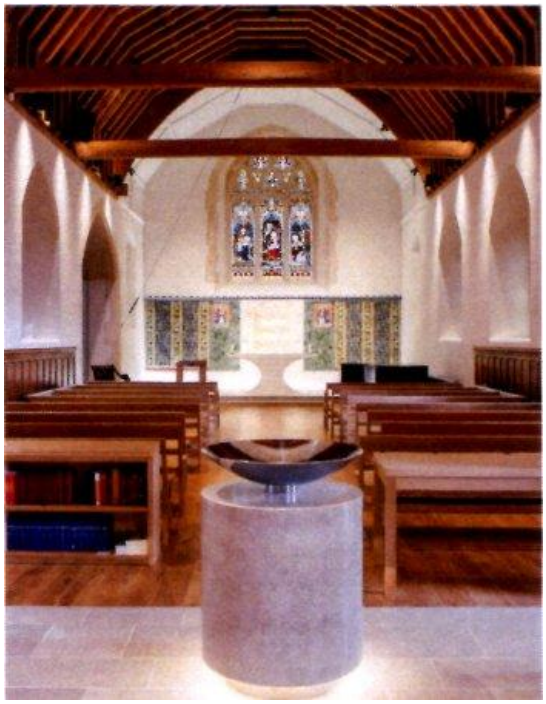
This year’s Heritage Open Days run from 7-10 September. All events are free but some have limited capacity so will need to be booked in advance. Programmes are available from the Winchester Tourist Information Centre but for up to date information on all events please visit vwvw.WinchesterHeritageOpenDays.org.

Nicky Gottlieb

Images - TrustNews Sept 17



Civic Voice design award winner; the University Chapel
see Chairman's Jottings



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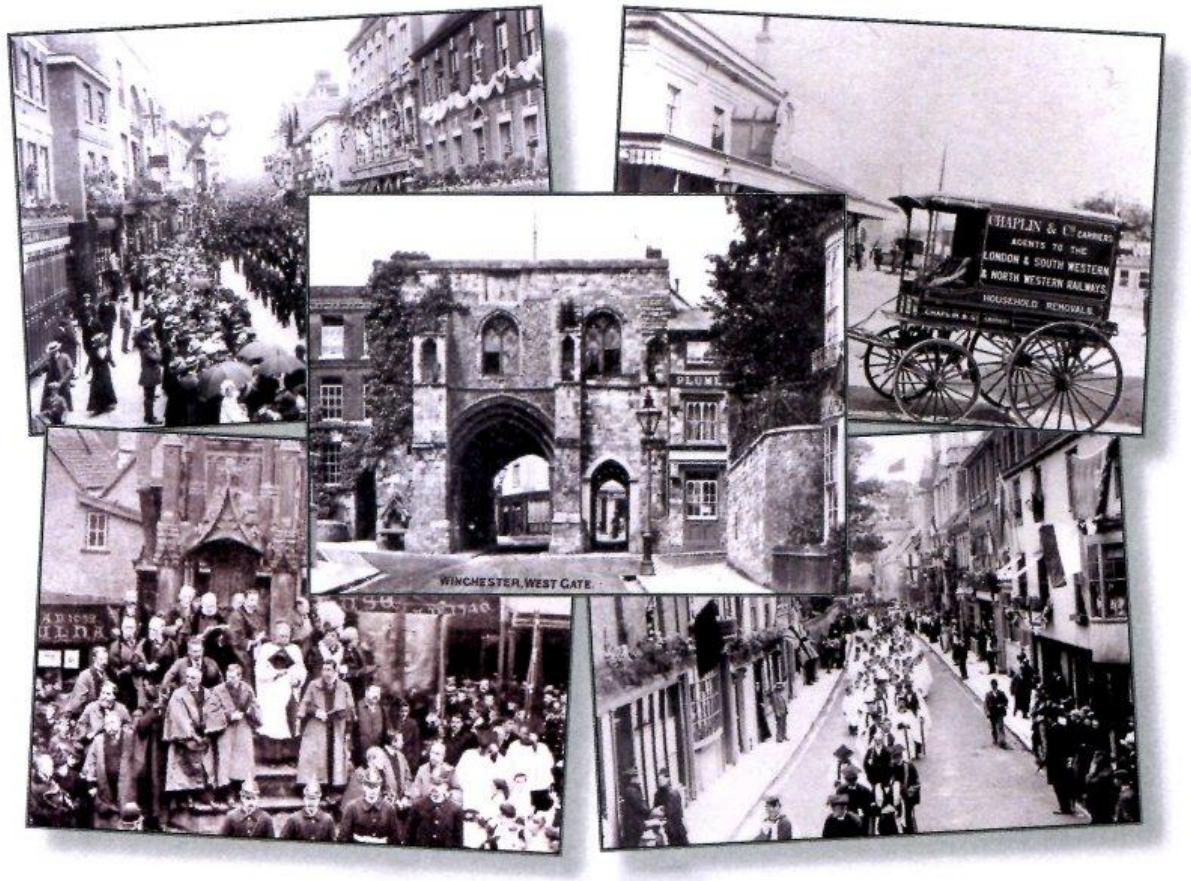

A selection of cards on sale at the Heritage Centre as part of Heritage Open Days

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Footer - TrustNews Sept 17

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