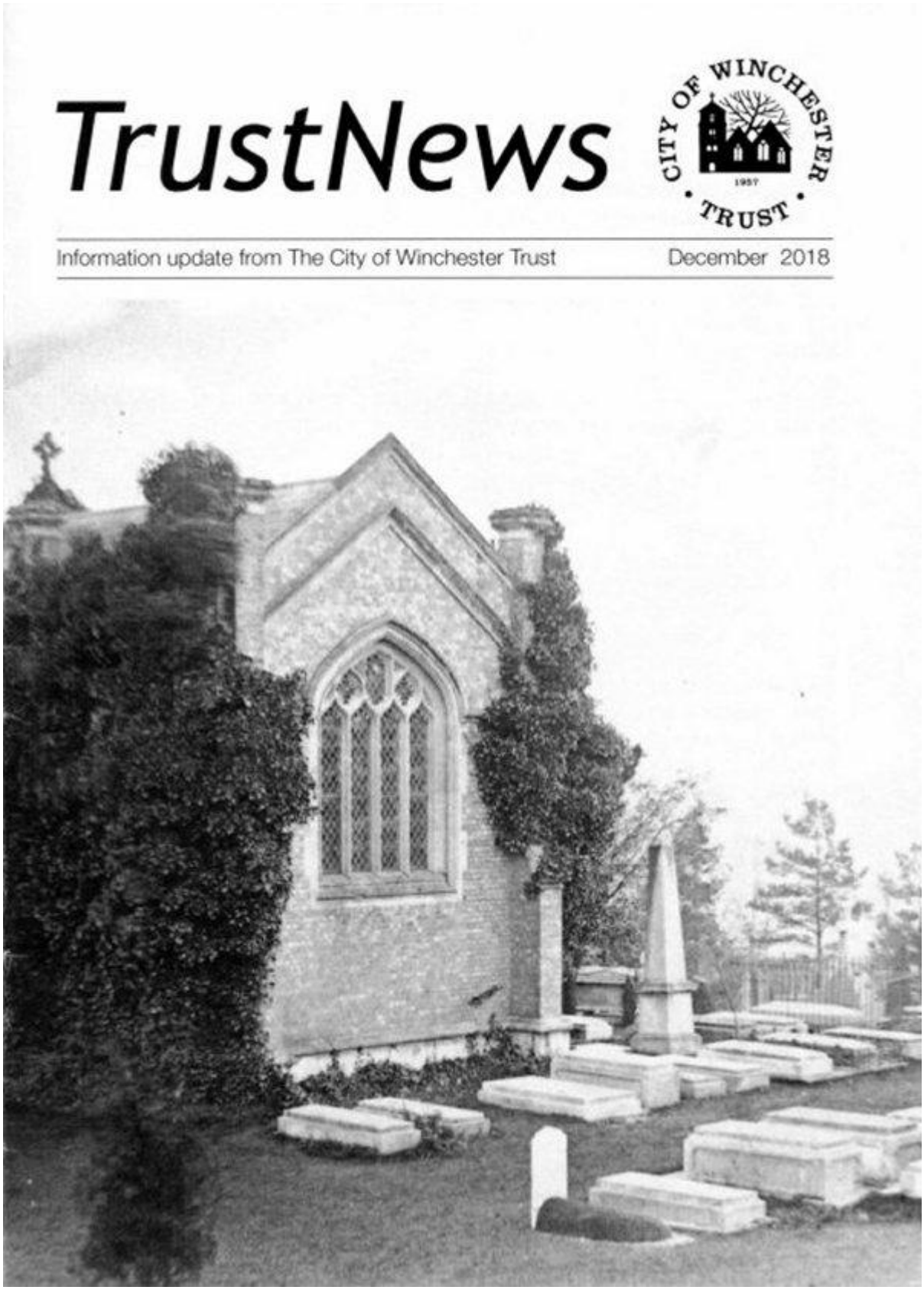
Title Picture - TrustNews Dec 18



Former Anglian Chapel, West Hill Cemetery
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Chairman's Jottings - TrustNews Dec 18

Design

The other day, there were a number of us checking a report, and like so many directives, the report stated “good design is of paramount importance". This particular report was directed at housing.

This promoted the question - ‘what is good design?’ When considered, ‘design’ is one of those words that mean different expectations to different people, in other words, you can probably ask ten different people what design means to them and you will receive ten different answers! So, having thought about ‘what is good design‘, here is my definition:

For me, well designed buildings and building layouts are all-embracing, giving a feeling of satisfaction at being part of a space that lifts the spirits, provides rhythm, recognises the importance of light, the importance of scale, materials and the relationship of one element to another and, where appropriate, the history of an area. Style is certainly an ingredient. Style changes through historical periods and reflects what is going on socially, politically and technically at that moment in time. To help with a sense of place, buildings need to be well proportioned and well detailed, to add to the feel-good factor.

Coitbury House, Friarsgate

Winchester City Council are considering the refurbishment of this rather bland building in Friarsgate. Personally, I think this is a reasonable decision. The building appears to be well built with good brickwork and I would have thought with an imaginative architect, could be easily improved. One would hope that being the first contribution towards the central area redevelopment, the refurbishment will be a beacon to light the way for what is to follow.

Chester

25 members of the Chester Civic Trust Society recently descended on Winchester. We arranged a morning visit to the Cathedral, the Winchester College Treasury and a walk around the College. In the afternoon we guided them around areas of Winchester ending the tour at the Great Hall. There is nothing like showing visitors around a place you know well, to waken one’s visual senses and recognise how good our environment is! Our President, Sir Donald Insall, gave a short lunchtime talk which was particularly apt, as he has left his architectural mark on both cities, and is very well known to both Trusts.

Heritage Open Days

This event as many of you know was held over four days at the beginning of September. Once again Nicky Gottlieb and Becky Brown organised a very successful festival in and around Winchester. Although we and in particular John

Beveridge and Nick Gibbons helped with some of the administration, the brunt of the exercise was taken by Nicky and Becky, so many congratulations to both of them. Winchester is very lucky to have two such well organised enthusiastic people which has become such a great advertisement for the City.

The Movement Strategy

We have recently been asked why we are objecting to schemes such as the Leisure Centre. When we put our name down for speaking at a city council debate on planning subjects, it appears that one only has two alternatives. Do you support a scheme, or do you object to a scheme? If you wish to reserve a time slot to make a point that you are concerned about, or a particular element of the proposal needs clarification, you have to object even if you support 90% of an application – therefore you have to become an objector.

In the case of the Leisure Centre, our main concern is traffic, both parking and general movement. The fundamental problem with all the proposed developments in and around Winchester is the lack of strategic thinking. It is difficult to judge any scheme which has what seems to us to be a lack of a strategy, and it is difficult to judge what impact large scale development has on the core of Winchester. We realise that there is going to be a movement strategy for Winchester, due out in the near future. However, in my opinion it should have been out long ago to help enable not only us, but architects preparing schemes, the local council, and other interested parties to understand more fully what impact traffic, and general movement requirements, have on development proposals.

Keith Leaman

Planning Appraisal Group - TrustNews Dec 18

The group has continued to see a lower number of applications than in the recent past (now averaging just over 30 per month). The weekly list system, which covers the whole district, not just Winchester Town, has recently been restored after continued problems over the summer. It can be time consuming to put together this list because it is not easy to pull from the planning website used by the City.

You will doubtless already have read that the new Leisure Centre at Bar End (approved by 6 to 1 with 1 abstention) passed through the Planning Committee held on 31 October. There were few negative comments on the actual architectural work; in fact it was clear that the building has been designed to achieve the highest environmental standards (BREAM excellent) compatible with the brief. The Trust had given positive, constructive feedback on this part of the project accepting that, given what it is required to house, it was inevitably going to be something of a large box, albeit one that, to judge from models of views from a variety of strategic points, will have less impact on the visual environment than might have been anticipated. There was some criticism from sports groups of the fact that there will be no more indoor court space than currently provided at River Park. There was considerable discussion of the fact that, because of the much expanded swimming pool provision

and the increase in the overall size of the building, while carbon dioxide emissions per square metre would be lower than at River Park, the total carbon dioxide emissions would be considerably greater. Drainage issues were also mentioned. Almost everyone whose spoke (this included Councillors and other objectors including the Trust) was critical of the transport and access plans especially because the movement strategy is due to be made public in mid-November. The pedestrian and cycle access routes have not been fully thought out; access by public transport is currently inadequate and nothing seems to have been done to improve it, so inevitably people will be using their cars.

Other applications of interest to the Trust were decided at this meeting of the Planning Committee. 30 Clifton Road had submitted a new application after an unsuccessful appeal against refusal of the previous application, which had included extension of the front bay window down to the basement level. The revised proposal was for a much more modest light well, with a separate bicycle store. Pre-application advice had been taken and followed. We had not objected since we thought it a reasonable response to the comments from the Planning Inspectorate. None of those who wrote objection letters had registered to speak. The application was allowed.

An application for a sui generis HMO at 34 Chalk Ridge was approved, much to the consternation of neighbours. Some of their objections concern the impact of HMOs on a residential neighbourhood and others concerned the impact on parking (already a problem in this area). This case highlights the fact that having Article 4 notices regarding HMOs in some areas (Stanmore and Winnall) only serves to drive the problem to others. There really needs to be an overarching policy on HMOs for Winchester. On parking, as has previously been mentioned HMOs and student accommodation currently are not subject to the same requirements as residential buildings, yet they can attract just as many cars if there are no explicit policies or conditions to prevent tenants bringing cars with them. lf the building at Chalk Ridge were being divided into one-bedroom flats the current policy would suggest there should be at least 7 parking places, whereas in this case there are less than 2.5. lt is not clear how this can be made a planning matter but the whole issue of parking and parking provision should really be integrated with whatever comes out of the Movement Strategy.

We have been notified of two application refusals that have gone to appeal. That at 24 Quarry Road was for construction of 2 dwellings with associated access from Petersfield Road. This was appealed on the grounds that policies referred to in the refusal had in fact been were complied with (clearly a matter of legal interpretation) and that the proposals would make a positive contribution to the street scene. The Trust had not objected but thought this was a more practical development for a tricky site than the scheme previously approved (14/01162/FUL). We supported both the reduction from 3 to 2 houses, and the reduction from 5 to 4 floors as being more appropriate for the site. The St Giles Hill Residents‘ Association objected. That for Dashwood House, Sleepers Hill, to which we had objected because we felt that the proposed building was too large for the land available given the number of trees on the site, which would both be affected by and affect (by shading) any new building. The proposal is for a 8-storey (and thus quite prominent) building that makes few concessions to the cramped site or the character of the neighbourhood. The WCC

refusal was based on similar grounds. Ln the grounds for appeal it is stated that no weight should be given to the Sleepers Hill Area Design Statement 2007 and the claim is made that the proposed building would not be out ot keeping with the area. So this might be something of a test case for the status of historically incorporated Area Design Statements.

Mary Tiles

Members and Public Comments

The Trust welcomes informative comments from local people, but must avoid being influenced by vested interests or personal matters. Individuals who believe their interests are being threatened by proposed schemes are advised to contact their Ward Councillors, who have more influence over such matters. If you would like to see details of Trust objections to planning applications and their fate, please go to the monthly PAG reports on our website.

Bristol Housing Festival - TrustNews Dec 18

I came away from a weekend in Bristol a couple of weeks ago much enthused and intrigued by the efforts being made in that city to face up to the national and local crisis in the affordability of our housing and as an outcome of that, the acute shortage in housing. The city has launched the Bristol Housing Festival, which will run for five years. It intends to road-test a range of existing concepts and innovative solutions in the real-world, helping to speed up the delivery of quality, affordable housing in the city. These prototypes will help develop scalable and longer-term solutions to create housing, places and communities and so promote hope and wellbeing. l have quoted here from the brochure l was offered as l looked round the various modular examples at their Festival site on the docks.

Wake up, Winchester! There is so much going on out there. Could it not be possible for a small team to go across and unashamedly borrow all the ideas possible to bring home some punch and energy and vision to the discussion round the solutions needed here. The Festival is aimed at, naturally, the Local Authority but also expects to draw into the discussion all other sectors, the public, private, academic and voluntary. This is to achieve a One City Approach where innovation and collaboration are at the heart of city activity.

Some of the contributors:

www.WeCanMake.org They aim to unlock micro-sites for residents to build homes at the point of need. 300 affordable homes in Knowle West, south Bristol.

http://www.zedfactory.com/zed-pod They will build a row of these, 2/3 storeys high, on part of a car park site. Yes, I can hear the shrieks but go and look.

www.modcell.com Innovative, off-site manufactured wall and roof cladding. Can be installed in weeks, as the Zed-Pods above.

www.tempohousing.org.uk A new prototype suitable for students or young professionals. Collaboration which will grow new investment and means of raising new funds for housing. 6 months to complete Place2BU of 510 units in Utrecht.



I know that huge energy is being poured into the three major projects underway in Winchester at the moment. These will all contribute to healthy growth for the city BUT the question being dodged the whole time is ‘Where are people going to live?'

Clare Kilroy

The Bristol Housing Festival (www.brlstolhousingfestlval. org. uk) launch event ran from 19th October to 4th November.

Letters from/to Rosemary Poole - TrustNews Sep 18

We are printing a letter to Michael Carden from Rosemary Poo/e (a member of long standing), to which he replied at such length that he felt the correspondence might be of interest to members, perhaps encouraging others to join the debate, with which Rosemary agreed.

Dear Michael,
I was relieved to read your letter to the Chronicle a couple of weeks ago with your view that not only Winchester’s centre should be protected but also its surroundings. Sadly, I feel that with Barton Farm already a reality (a horrid one in my opinion) there is now such a precedent that it will be difficult to argue for other similar spaces to be protected. Regarding the station area, I am pleased that the old pub building has been saved but I am sad that the parking area adjacent to it should be sacrificed for offices. Indeed I think the area in front of the station should have been left as it is so as to give the station building its proper prominence. The Cattle Market space on the other hand, being away from the station and on that sad, ugly stretch of the Andover Road had I suppose, to be sacri?ced for the greater good. Could there perhaps be a moratorium on glass buildings as well as a height restriction? I feel that a glass building would signal the beginning of the end for a town like Winchester - I believe it would only take just one to start the ‘Basingstokisation' process to begin. Winchester is bursting at the seams, even before the Christmas Market. Where on earth are all these new office workers going to live, and how will the roads in and out of Winchester cope with the extra traffic? You did say in your letter why you thought some development was necessary but I am nevertheless sad that with its history and

the bonus of income from tourism Winchester could not be given special heritage status and protection from further growth.

Best wishes. Rosemary.

Dear Rosemary,
It is always a pleasure to get an email from you because your concerns are so similar to mine in many ways but generally provoke me reply at length! This time to try and explain why the Trust cannot, indeed should not attempt to stop the clock as you would like. Arresting development and preventing change at an arbitrary date is ‘presentation’ whereas we believe in ‘conservation’ which is expertly and sensitively managing change. The Trust has debated its purpose again and again over the years. A long time ago I remember Barbara Carpenter Turner (a founder member and at the time our President) asking a public meeting what on earth this new word “conservation” meant; “presentation" was our purpose, she said. The meaning of both words has been clarified since then, so that preservation is what you do with old manuscripts, Roman ruins, Wellington's boots and so forth - it would actually be a crime to do anything more than carefully present such things. In contrast most buildings and even more so towns are living things, which change with the changing needs of the times though hopefully without losing their essential character. That is why the Trust changed its name, because we realised an essential element of Winchester’s character is change itself. In any case, even if you wanted to, you couldn’t stop it: roads are no longer muddy tracks, trains and then cars were invented, not to mention drains and electricity, and the population of the nation grows along with its fashions and aspirations. The effects of these irreversible changes have always worried people and frequently caused controversy. What the Trust attempts to achieve is management of these changes so that, ideally, they enhance the character of Winchester, but it is not always possible to achieve this, so at the very least we attempt to influence the authorities, the developers and drivers so that change does as little harm to the fundamental character of the place as possible.

Having set out my stall, here are my comments on your points in the order you make them:

- The importance of the setting to the character of Winchester: we have always held this to be true and a few years ago published a beautifully illustrated and well argued case for limiting external growth, with the title Winchester and its Setting - I hope you have a copy, if not it is available at the Heritage Centre.
- Barton Farm an undesirable precedent: agreed, but the Government decreed that provincial towns should take some of the national demand for more housing, and our strategic planning authorities (County and City) selected the area north of the City, but not before the City carried out a very thorough analysis of where would do the least harm. We would rather national planning was more subtle in respecting special places, but that is not something we can in?uence and, given the inevitable addition of 2000 houses, we believe the landscape department, after careful research, did well in recommending Barton Farm as the least harmful site. We argued and failed, however, to persuade the authorities to make the development much more dense - like the neighbouring (and popular) areas of Hyde - so that the land-take could have

been halved and the development far more sustainable. The days of sprawling estates should be long gone.

- Carfax area development: internal regeneration of areas not contributing much to the City's needs are better places to accommodate pressure for growth than the countryside, and the Station Approach area is a good example. But, as we pointed out at the time, to copy Basingstoke in such areas is not managing change as it should be in Winchester! The brief is what matters most and WCC‘s first brief insisted on far too much development (along with other mistakes brought about by lack of experience because such big projects are a totally new experience to the authorities). Second time round and with the RIBA’s help (a CWT request) things are a lot better (some of our other requests have been taken into account: the retention of the pub building opposite the station, and general reduction in scale have been accepted), but there are still dangers of over-development and what we believe is mismanagement (or misunderstanding) of traffic and parking.
- Glass buildings: I wouldn’t impose a moratorium on them, but instead would concentrate on their design: one of our recent glassiest buildings, the extension of the Discoveiy Centre, is I believe a good example of design. So is the cathedral, come to that - the proportion of glass to solid wall is amazing, but no one complains because of the design. Andrew Rutter recently showed me his veiy damning drawings of a development proposed some years ago for the railway sidings along Chesil Street. It was to have been a large layer cake of strong horizontal lines. It would have been far less in-character and much more imposing than the newly built care home. No question this could have been more in character by design, but not by building a fake 19th century building. In time I think it will be regarded as an improvement on the car park.
- Bursting at the seams and space for traffic: I think I covered this in my letter to the Chronicle. If we go on enlarging Winchester, the core area and the setting will have to undergo what the Trust believes to be unacceptable change. I think there must be a limit. Have you seen the old centre of Le Mans by any chance? It is quite delightful, beautifully presented, but no longer part of that large city, just a lovely museum piece that few even know exits. But if limited to careful regeneration and even more careful external growth, intelligently managed and appropriately designed, I think, further development and growth can continue without losing the character of Winchester. But I don't see how it could continue indefinitely, and I agree with you that some form of Heritage Status for certain special towns is necessary, just as special buildings are listed to prevent their loss to posterity

On this last point I attach a paper* I originally wrote for the Trust in 2004, and which received critical support at a meeting of ‘The Good and the Great’. But it was too early - the Civic Trust and the Government dismissed it as unworkable. I am very pleased to say that a very similar idea is now being pursued by the Canterbury Society and others, and gaining more support.

Very best wishes, Michael

** Michael's paper, updated in 2013, was printed in TrustNews in December 2014. It is in the TrustNews archive: go to www.cityotwinchestertrustco.uk and in the search box type Heritage Town Status.*

Michael Carden

WCC District Planning Coach Tour 5 October 2018 - TrustNews Dec 18

This was a tour of 5 developments of different kinds two housing sites, one council flats, one student accommodation and finally the development by Winchester College at Kingsgate.

1. The Brooks, Clewers Lane, Waltham Chase

Apparently the settlement boundary had to be extended to open up this site. Since the boundary extension includes more than this land, there will be more developments coming. This one has 30 traditionally styled dwellings with a pedestrian link through to a recreation ground which might alleviate the lack of space in the development itself. The actual development is distinctly cramped with rather minimal car parking and very small gardens. The houses must be quite small inside as there are already two planning applications, one for a rear extension and another for a garden room. Although the style is traditional the layout is not and the landscaping is not as approved so it should be redone; there should be a tree and grass where there are sapling shrubs and bark.





2. Torbay Farm, Upham

Said previously to have been the site of some laboratories. It was an exception site which required a referendum before it could be allowed to go ahead. This was a much less dense development which included open space and a children's playground. There were 19 houses of which 8 were deemed affordable, the rest were really quite large with sizeable gardens and many with double garages. It was a Bargate development with houses built in traditional but varied styles. The quite long driveway has been designed for shared use by being curved, narrow for two way cars and no pavements but it still might need some extra speed bumps judging by the speed at which we saw cars go down it. One thing residents remarked on was distance to the shops. Token solar panels had been installed (the one pictured is on a NNW facing roof, if the plan is correct).





3. Mitford Road, Alresford

This was a WCC project on a site in a council estate that was previously occupied by 16 garages. The development has 6 affordable rental flats plus 2 shared ownership houses. In principal this represents a good use of the site and probably an improvement over what was there before, but it might have been better executed. The front elevation was uninspiring to say the least and further marred by some very visible gas pipes running up the exterior. The proposed landscaping to the front (grass plus trees) had not worked because of the dry weather. The rear was slightly better looking but one felt that the limited parking area might have been better used as a space for drying clothes (otherwise absent) with car parking to the front. The two houses looked much better and thanks to the planting efforts of one of the occupants beginning to be quite attractive. (Solar panels – good bank – facing SW).





4. Student Accommodation (Cathedral Point), Andover Road, Winchester

This has been built on the site of the old Hunt's Food warehouse and has been built out to the very edges of that site. It provides 257 units and has 24 hour supervision on site, can be seen from the conservation area (which limited its height at the planning stage) and was required, through a condition, to provide improvement of that part of the pedestrian link to the Station that belongs to the property. We were shown around the interior and given access to the small enclosed courtyards that were deemed important at the planning stage; these seem to work quite well and do provide two relatively quiet secluded spaces with grass and seating. This is a commercial project and was not supported by the University of Wichester. We were told that much of the demand comes from overseas students many of whom attend

the University of Southampton either at the Art School in Winchester or commuting to Southampton. We were shown a gold suite (£219 per week) which might be occupied by a couple (all beds are double). The cheapest option is a bronze unit with ensuite and kitchen shared with 6-8 other units (£149 per week). Contracts are for either 44 or 51 weeks. The pedestrian route to the Art School is quite good but to the University of Winchester less so, even with the much improved pavement, since it involves going through the station car park and getting across Romsey Road.





5. Wellington House, Kingsate, Winchester

Finally we looked at the exterior of this development by Winchester College which faces both Kingsgate and Canon Street. There are now 11 dwellings (previously 7) which are for private rent. There is ample but well concealed parking and the whole project has been very well done. It fits in, managing to look both old and new at the same time; it certainly is an improvement over what was there previously.

There is one general point to be made about the design and layout of the non-Winchester sites. Going round we noticed that they had all made a nod in the direction of the need to include solar panels (either hot water or pv) but that very little attention had been paid to the orientation of the roofs to which these were fitted or to the overall orientation of buildings. This is important if one is to maximise solar gain during the winter and output from solar panels during the whole year. When the sun is high at midday during the summer it does not shine into south facing windows but it does fall intensely on south facing roofs. Setting sun can however overheat rooms

with west and north west facing windows in the summer. Similarly gardens need sun so should not be at the back of a south facing house, which would have the house shading the garden for much of the year. As impacts from climate change become more apparent these and other factors such as the use of trees for shade and assuring a potential for good through ventilation require more attention if we are to be building for the future.





Mary Tiles

Conservation...Regeneration - TrustNews Dec 18

Civic Voice Annual Conference Birmingham 19 – 20 October 2018

The theme of this year's Conference was set by the question, **"How can we balance conservation and regeneration?"**, a topic which also commemorates 50 years since the creation of Conservation Areas, designations perhaps even more crucial today in the face of changing attitudes to planning legislation.

Dame **Fiona Reynolds**, a former Director-General of the National Trust and now Master of Emmanuel College, Cambridge, gave the Sandys Lecture entitled 'The Fight for Beauty'. This is her cri de coeur emanating from a life's work that has been admirably and passionately written about in her book, and its subtitle, 'Our Path to a

Better Future', suggests how we may see our way forward. Rarely does an opening lecture hold in thrall its audience as did hers with a masterly contextual account of how the notion of beauty should be central to any policy for the conservation and regeneration of our landscapes and townscapes. Her sweep of historical references and analyses gave objectivity and substance to what perhaps might be considered in a more subjective interpretation for such an abstract idea. We were reminded of the debt we owe to those who awoke our sensibilities towards aesthetic and moral values, namely Wordsworth, Ruskin, Wm Morris and Octavia Hill (her special heroine) among others, whose missions asserted the essential role beauty has to play in life for everyone. In practical terms their ideas led to the subsequent creation of the National Trust and the Campaign to Protect Rural England by their efforts to prevent the destruction of nature from industrialisation, intensive farming and afforestation, and towns and cities from pollution, urban sprawl and speculative jerry-builders. After the disruption of the two World Wars many post-1945 innovative social and political reforms, leading to Parliamentary legislation, began to build and develop protection and controls for our natural and man-made environments, and has continued with varying degrees of success to this day. However, it is apparent that GDP and 'economism' still tend to be the measure of achievement, i.e. in terms of materialism only. Its concomitant dangers and shortcomings are now evident on a global scale. Fiona Reynolds concluded her lecture by stating simply this: "Beauty is a need, not an extra."

Laura Sandys, Vice-President of Civic Voice, in her welcoming introduction had already exhorted members to appreciate the serious role our Civic Societies play involving people and communities and, importantly, to be a guide and catalyst for Local Authorities. In the morning talks that followed this was further explored and endorsed.

The Deputy CEO for Historic England, **Deborah Lamb**, stressed the significance of our 10,000 local Conservation Areas and their influence within our cities, towns and villages but acknowledged there are considerable challenges to be met: developmental pressure, increasing density, destruction of abandoned buildings, poor design, unsympathetic additions which are further compromised by the decline in Local Authority resources. HE sees a role for investment in neglected areas and high streets for economic revival but local societies have their part to play to ensure success in the conservation of such areas.

Tony Barton, Chair of Donald Insall Associates, went so far as to insist that there is no difference between Conservation and Regeneration in that Conservation is Regeneration – not just preservation, adding an historic environment has to adapt or diminish and without change will ossify. Despite the decline of Local Authority resources he urged members to lobby for the return of Conservation Officers in order to support local Conservation Areas. He gave the cheering example of how Burton Manor, a former Gladstone residence near Chester and in a poor state of repair, had been up for sale to be bought eventually by a developer. Where alarm bells would ring, in this case the developer proved to be sympathetic to the feelings of the villagers for their manor and estate. A working partnership was set up with the planners, councillors and community that ensured a happy and satisfactory outcome for the village of Burton. The Heritage Lottery Fund Manager.

Oluwaseun Soyemi, described how grant support is possible for projects through the HLF but suggested schemes should have a wider strategy that led to mixed schemes and involve a broad section of the local society. Heritage could then drive regeneration and economy by building new partnerships that encourages local self-esteem for place and open space. Hull was seen as a paradigm for this approach. In the Q & A session that concluded the morning it was interesting to note how insistent the speakers were about political involvement. Conservation and Regeneration are to be seen as political issues and we need to bang on doors of politicians to relay local concerns, and to learn how to pander to the politicians' ambitions to secure results! Also the use of local press and social media should not be overlooked these days as a means of influential communication.

Joan Humble, Chair of Civic Voice, and **Laura Sandys** announced the result of the Civic Voice Award for Conservation Areas. The competition to find England's Favourite CA had generated much engagement galvanising communities to look to their localities. 249 Areas were nominated out of which 18 were shortlisted. The vote was part of the Big Conservation Conversation that raised awareness about areas of historic interest and encouraged communities to celebrate these and protect those at risk. The effectiveness of social media towards this vote was overwhelming. The winner was Swindon Railway Village, 2nd Port Sunlight Village and 3rd Lichfield City Centre.

James Caird, Chair of the Institute of Historic Building Conservation, used Ludlow's Broad Street, designated a CA in 1970 and described as 'most beautiful', to show how the passage of time has challenged this epithet. With slides he gave evidence of poor signage, poor street lighting and furniture, redundant fixtures, proliferation of aerials on roofs, non-aligned signage on facades, before and after photos of its general decline, and, of course, the curse of traffic congestion, all of which had marred the beauty and vista of a fine street. Perhaps more alarming was a lack of civic design and civic pride where he warned us of the dangers of 'permitted development' within a CA after the withdrawal of Conservation Officers in local councils inevitably results in poor design being allowed. To combat this Civic Societies need to monitor planning in collaboration with the Local Authority, with the sensible caveat not to criticize officers and councillors but to establish positive relationships – play politics and harness influential groups for support, and prepare a local Heritage Asset Inventory.

In contrast **Ben Derbyshire**, President of RIBA, talked about the Stirling Prize just recently awarded but emphasised though such a premium award can advance architecture, the RIBA also holds change is necessary, i.e. a broad outlook is encouraged so that tradition and innovation can co-exist. To justify this he cited the 2017 Prize Winner dRMM Architects for their redevelopment of Hastings Pier, a rescue project that was also community-led. This year's Winner, the Bloomberg HQ by Fosters, however, was an example of the high end of an architectural spectrum. Though fabulously costly, Ben Derbyshire felt that it still expressed a polite presence as an addition to its urban landscape and despite being high-tech was eminently and commendably sustainable as a building.

Victoria Hills, CEO of the Royal Town Planning Institute, reinforced the need for good planning towards successful urban development and this meant a good team

under good leadership. With the demise of the Chief Planning Officer (a dying breed) the strategic links in a planning hierarchy were compromised and it has become clear that Local Authority Planning Offices require more funding. Projects need the support of a 'ringmaster' to co-ordinate resourcing across all disciplines and recognize also the essential value of appearance that contributes towards economic wealth. She gave the example of Stromness in the Orkneys. Ten years ago this was a moribund fishing village until strong communal involvement together with the local councils began a significant programme of regeneration. Its transformation also included civic amenities that gave the village back pride and purpose and deserving of the prestigious RTPI Silver Jubilee Cup Award in May 2018 for its success.

Max Farrell, Partner of Farrell's, concluded the afternoon talks with an update and reminder of the Farrell Review conducted 5 years ago. Its principles for education, design, cultural heritage, economic benefits for the built environment included in the acronym **PLACE** – Planning, Landscape, Architecture, Conservation, Engineering are still relevant for effective planning and place-making. Within each town the facility of an Urban Room, being a communal area designated for the debate of projects, should be revived and the idea of Place being Client not ignored. His excellent line, 'participation not consultation is the way forward' should form the working basis for our communal and civic developmental projects. A lively **Q & A** session aired topics and issues such as reinstating Chief Planning Officers over 'strategic officers of place' who are usually executive 'suits' rather than trained professionals in planning. Permitted Development legislation was seen as being destructive of our CAs and it was suggested that such invidious 'permission' should be rescinded. The shortage of town centre accommodation over shops was discussed but it became apparent that much of this was disadvantaged by its facilities being of poor quality and of the prohibitive rents and rates. It was suggested that the problem of funding Local Authorities could be solved by lifting the cap on borrowing – perhaps the new economic climate resulting from the end of austerity could help here?

On Saturday morning, before we dispersed for workshops and visits, **Sarah Mcleod**, Chair of Heritage Trust Network and CEO of Wentworth Woodhouse Preservation Trust gave a fascinating account of how one goes about saving an historic pile from destruction. This fine Georgian mansion in South Yorkshire, once the largest private house in England, steadily went into decline after the last war until a Preservation Trust was formed in 2014 to take on responsibility for its restoration. In March 2017 Wentworth Woodhouse was sold to the Trust for £7m and later that year Sarah Mcleod was appointed to take on the daunting prospect of managing its restoration that may take 20 years and at an estimated cost of £200m – no mean task! Her priority was to make good the 4 acres of roof which was in a dire state of repair then to establish a Master Plan in 2018 for all the subsequent restoration projects necessary for the house and outbuildings. This community-led venture relies much on volunteer work as well as seeking help from local companies, e.g. the not inconsiderable drive for the house was generously repaired at no cost to WWPT! Since the Trust also relies on donations but cannot entirely, it has set up its Trading Company to generate income and looks to its future success by mixed use development, i.e. visitor attractions, holiday accommodation, business centre, events space, film and TV location (one of its salons was a set for the film Darkest Hour), and the possibility of housing. To enable this enterprise it has undertaken an essential Traffic and Transport Study for the area and is setting up training and

apprenticeship schemes that will also help regenerate the local community. Though the entire project may take two decades, it is intended to open up to the public all areas as they are completed. This ambitious project, initiated by local pride for its heritage and to prevent irreparable loss to its community, will restore to the nation a great asset in which we can all share and with gratitude.

Was the topical question answered? In part, yes, if one accepts Tony Barton's idea Conservation and Regeneration are indivisible but the question must remain open due to the vicissitude of progress and what the future night hold. In the wake of our Conference here's a timely coda to note that Sir Roger Scruton, philosopher in aesthetics, has just been appointed to head a new public body, **The Building Better, Building Beautiful Commission** to encourage better design and style for new homes and towns that reflects local wishes, knowledge and tradition.

Engaging the Younger Generation in the Civic Movement Workshop: This was a presentation of how Birmingham Civic Society Citizenship Committee engaged over 30,000 young people via the next Generation Award Scheme. Dr Michael Butler, Aston Business School, described how a year-long school project was set in Secondary Schools to examine the needs of the elderly in their local communities and to see how these could be met and improved upon in order to enhance their lives. The stages of this study were structured for implementation and evaluation with practical outcomes, usually of a social kind, for the benefit of the elderly residents in their area. When completed, pupils presented these for assessment to the stakeholders: BCS, Schools, Mayor's Office and Sponsors. Three pupils who won the Award gave us an impressive, professional presentation that underscored what they had learned from this extensive experience of civic engagement. We were left with questions on how such schemes could be adapted by smaller towns and societies with more limited resources.

Modern Brum Walking Tour: A pacy, circular tour of Birmingham's more recent developments. I thought I knew Birmingham but that was over 30 years ago. When John Beveridge and I emerged from New Street Station I was completely thrown by its new townscape, so I was anxious to get my bearings again from this opportunity to explore - but with a guide! Our venue was the Rep, the theatre in Centenary Square, and contiguous to the new library. Both are part of a scheme that took the Winteringham-designed Rep, built in 1971, and refurbished it to meet the library built in 2013 by Francine Houben and Mecanoo, and though different in style and construction, appear to stand quite happily together. From there we walked through the ICC which also houses the Symphony Hall, a 1991 concrete and steel complex designed by Percy Thomas that extends down the hill towards Brindley Place, a development with multi-use facilities masterminded by Terry Farrell and built from 1993 to incorporate the historic 18thC canal. We followed the canal past Gas Street Basin and on towards the Mailbox commercial area which has the BBC offices and studios. The final stage of this complex of shops, offices and restaurants, redesigned by Stanton Williams from 2013, has as its star building The Cube, designed by Ken Shuttleworth to reflect the tradition of the Jewellery Quarter. Birmingham is deceptively hilly and landmarks appear and disappear, especially with so much high-rise building, and to my surprise we next found ourselves on the site of the old Bullring market overlooking St Martin's Church. To the left we could see the blind, iconic Selfridges building, designed by Future Systems in 2003, reflecting the

morning sun on its 15000 spun aluminium discs offset by its background of Yves Klein Blue. We then headed back to New Street via the station and its Grand Central Shopping Mall, all of which had had schemes of necessary refurbishment which were completed in 2015. The station now has mirror-polished stainless steel panels rhythmically softening its many facades and in a creatively effective manner. The walk up New Street reminded me of a more familiar age of commerce and the focus of Victoria Square, with its proud civic buildings, retold a story of wealth and achievement. Brum is a buzzy, busy city though much of it a building site as the vast Paradise Circus presently testifies. Many earlier buildings of merit, though preserved, tend to be subsumed and dwarfed by massive new structures each of which fights its own corner, and all this leads to visual confusion and aesthetic contradictions. When I mentioned this observation to a fellow walker, his reply was, 'Like New Yorkers, you just got to get used to it.' Not sure about that.

Was the topical question answered? In part, yes, if one accepts Tony Barton's idea that Conservation and Regeneration are indivisible, but the question must remain open due to the vicissitudes of progress and what the future night hold.

Arthur Morgan

Natural Spaces in Urban Environments Workshop: This covered the 'Birmingham Trees for Life' project which began 12 years ago under the direction of the local authority although outsourced to a private contractor. 70,000 trees have been planted in the various parks and open spaces in and around the City. The project has involved local school children in helping with the planting. We discussed the benefits of trees and open spaces and the problems of maintenance and control. All agreed from our own experiences that they are much valued by local communities with a number of benefits.

Good Design Workshop: This addressed the topical subject of good design. A presentation by Kevin Trickett from Wakefield included a lot of photographs of recent development there, with some traditional buildings but mainly contemporary ones. The discussion which followed was useful. There were different views about Civic Voice providing guidance for member societies to help them in assessing the quality of the design of new buildings with which they are involved. It was generally agreed that there were some general principles which would be a good basis in exercising judgement. It will be interesting to see if Civic Voice do issue anything on this subject.

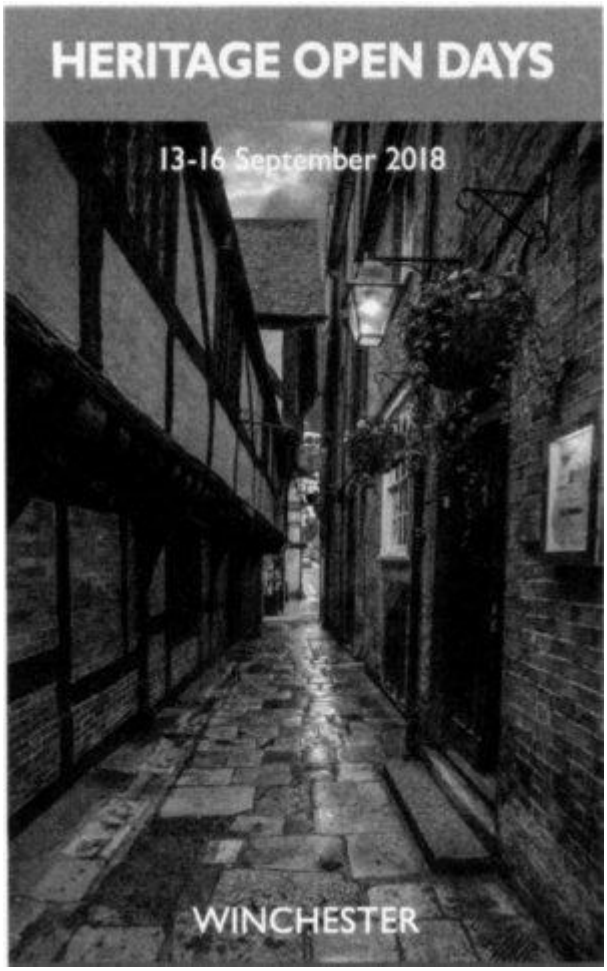
It was noted that there is increased emphasis on good design in the new National Planning Policy Framework (NPPF). It was particularly good to learn that planning appeals have upheld refusals by local planning authorities on grounds of bad design. Looking at the section on design in the NPPF and in particular paragraph 130 it does provide a powerful weapon to allow rejection of what is poor and it is something CWT and particularly Planning Advisory Group, should be aware of in comments on planning applications, in our dealings with developers and WCC and in comments on planning policy consultations.

We will also need to track the work of the Building Better, Building Beautiful Commission under the chairmanship of Roger Scruton, set up by James

Brokenshire, Secretary of State for Housing, Communities and Local Government. This is ‘to address the challenge of poor quality design’, to quote the opening words of the draft terms of reference. This could be helpful in addressing design issues the Trust has raised from time to time, so we need to take part in any consultation that is offered.

John Beveridge

Heritage Open Days - TrustNews Dec 18



Through the dedicated hard work and enduring enthusiasm of the two directors, Nicky Gottlieb and Becky Brown, the festival of Heritage Open Days in Winchester has developed over a few years into a popular range of events which ran over four days between the 13th and 16th September. Their work over many months saw the 2018 festival attract nearly 20,000 people visiting 112 events in more than 60 places in and around Winchester; that is double the number of visitors who attended in 2017, with everything on offer being free to attend. That is a tribute to the effectiveness of the advertising and other promotional activities undertaken by the directors. From the initial analysis, over half the people attended for the first time and it also reveals that half of them said they would not have come to Winchester if the

festival had not taken place, thus showing how heritage related activities are a major contributor to the economy of Winchester which can easily be overlooked.

As in previous years the Trust helped with applications for grants and increased its own financial contribution and administrative support to the festival. We also recruited a good number of trustees and members as volunteers to help with the street stall in the run up to the festival and over the 4 days of the festival itself. The Trust again opened and manned the Heritage Centre for the 4 days with a display of photographs of different Winchester buildings and spaces comparing how they appeared a century or so ago and with how they are seen today which generated much interest and discussion among the almost 400 people who called in over that time.

Thoughts have already turned to the 2019 festival with ideas being considered about a theme and how to maintain and expand the variety of events and engagement of a wider range of people, such as schools. The enthusiastic support of several large institutions such as Winchester University and Winchester College was a great help in delivering the number of events in 2018 and their continued participation will be an important element in maintaining the scale in 2019. Until now nearly all the work has been by unpaid volunteers and some additional paid administrative help is going to be needed in 2019 to ease the strain on the 2 directors. A small financial surplus from 2018 will be a useful bonus in the search for financial support for next year's events.

John Beveridge

West Hill Cemetery - TrustNews Dec 18

On 11 November 2018 the country paused to remember the centenary of the First World War Armistice. It was also a more local anniversary. Some 78 years previously, on 11 November 1840, the Bishop consecrated the Anglican section of the West Hill cemetery on what was then the outskirts of Winchester. The early years of the nineteenth century had seen dramatic rises in population, with Winchester’s increasing by 62 per cent between 1801 and 1841. Church graveyards were becoming full, with the Hampshire Chronicle noting “In this ancient city, where scarcely any of our parishes are provided with adequate room for interment the need of an additional and ample cemetery will be readily acknowledged“(1). When, at the end of that same month, the Dean and Chapter announced they would no longer allow the use of the Cathedral churchyard, the need for a new cemetery became pressing (2).

An Act of Parliament was duly passed on 23 March 1840 authorising a private cemetery company in Winchester, financed by £5,000 of £10 shares. A site was identified consisting of 7 acres of land, beside Barnes Lane (today St James’s Lane)(3). The land was laid out rapidly, and by November two chapels, a lodge to serve as a Sexton’s house and walls had been erected around the site. All of the buildings were designed by Owen Browne Carter, whose work can be identified through other Winchester buildings(4).“

The cemetery was divided into two sections, for Anglicans and non-Anglicans. The smaller non-conformist chapel was to be found directly opposite the current war memorial, and the section for those who were not Anglican covered much of the lower ground towards the railway line, beyond the chapel. The lodge garden was reduced in size at the start of the twentieth century to provide more space for Anglican burials. The Anglican chapel towered over the non-conformist area, being found close to where the large cross to the Gosling family is found today. The two sections were separated by a wall, some of the top of which is still visible behind the war memorial(5). The path did not extend beyond the chapel, with the exit to the university being added at a later date.

The cemetery was well used, with there being 22,369 interments on the site(6)“. Until 1914, when the cemetery at Morn Hill opened, it was the largest and burial place in Winchester. There are many ‘pauper’ burials, and although most are not marked by headstones, it is clear from the records that the low-lying ground close to the houses on Peninsula Road is where many of those bodies would have been placed. By 1900, the cemetery was becoming full; the two chapels were demolished to provide space for extra burials, with current research Suggesting this happened between 1920 and 1925.

By 1920 income was falling due to lack of space, and the cemetery was becoming unkempt. Those running the cemetery wanted the City Council to take it over, but Parliamentary approval to do this was not obtained until 1953. Once this was done, West Hill was closed to new burials (unless a family already owned an unused plot) and it undertook a major programme to make good the site. Due to planned removals - and with some considerable opposition - between the 1950s and 1980s the number of headstones on the site was reduced from 9,000 to around 2,000 today. Today the site remains as a nature reserve, as well as a major thoroughfare between the university and the city.

A team from the university are researching the history of the West Hill cemetery and are keen to hear from anyone who is interested in being involved, either through setting up a ‘Friends of‘ society, or by undertaking work on the site or researching its records. We are especially keen to hear from anyone who may have photographs of the cemetery from any point in its history. Please do contact us at WestHillC@winchester.ac.uk. For further information on notable burials at West Hill, please see our soon to be updated website at www.westhillcemetery.org.uk.

1 Hampshire Chronicle, [hereafter HC) 2 September 1839.

2 HC, 30 September1839.

3 Hampshire Record Office (hereafter HRO) 34M91W/390-393

4 Robin Freeman, The Art and Architecture of Owen Browne Carter (1806-1859), Hampshire Papers number 1 (Winchester: Hampshire County Council, 1991).

5 The wall is visible on early Ordnance Survey Maps of Winchester from the 1870s but was gone by the 1930s. Town Plans 1:500 1st Edition [TIFF geospatial data],

Scale 1:500, Tile: hamp-1504113017, Updated: 30 November 2010, Historic, Using: EDINA Historic Digimap Service, , Downloaded: 2018-10-11 11 :44:02.687.

6 The burial registers record 19,083 interments in the consecrated section and 3,286 in the unconsecrated section. HRO W/J3/1-6, plus the two current registers in the care of Winchester City Council. In addition to this there are an as yet unknown number of burials of still-born children, many of whom were put in the same coffins as adults and are only recorded in the Order Books. See HRO W/J3/12-15.



The non-conformist Chapel, West Hill Cemetery
© Winchester City Council. Provided by Hampshire Cultural Trust

Drs Mark Allen & Christina Welch
University of Winchester

Members visits: What could we do in 2019? - TrustNews Dec 18

Tuesday 4 June: Coach trip to south London to visit the Red House at Bexleyheath, designed by Philip Webb for William Morris, and then Eltham Palace which was built for Edward IV in the 1470s and later restored and extended in Art Deco style for the Courtauld family in the 1930s. Full details and application form will be sent with the March issue of TrustNews.

Below are some possible other visits for 2019. Not all yet researched, but ideas for your comments. We are anxious to gain an impression of likely support for each visit. Some require a good deal of preparation and we wish to avoid making a trip ready for it to be impractical for lack of numbers. So please do respond, by email or

telephone, to our Secretary, telling us of your interests and any suggestions of other possible visits.

- Wadworth‘s Brewery in Devizes, followed by lunch
- Portsmouth Dockyard
- Portsmouth fortifications
- Museum of Army Flying, Middle Wallop
- Quarr Abbey, I.O.W.
- Bedford Park, a compact Arts & Crafts suburb in West London
- Kew Gardens
- Wells

Please send comments to secretary@cityof\/vinchestertrust.co.uk or phone 01962 851664.

Sue Owers and Iain Patton

Membership - TrustNews Dec 18

I am pleased to report that 11 new members have joined the Trust since 1 May (when for historical reasons, our subscription year begins). With this issue we are enclosing a new leaflet about the Trust - with a membership form! Please pass it on to someone who might like to join the Trust. If you would like more copies, please ask me - secretary@cityofwinchestertrust.co.uk or 01962 851 664

Footer - TrustNews Dec 18

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