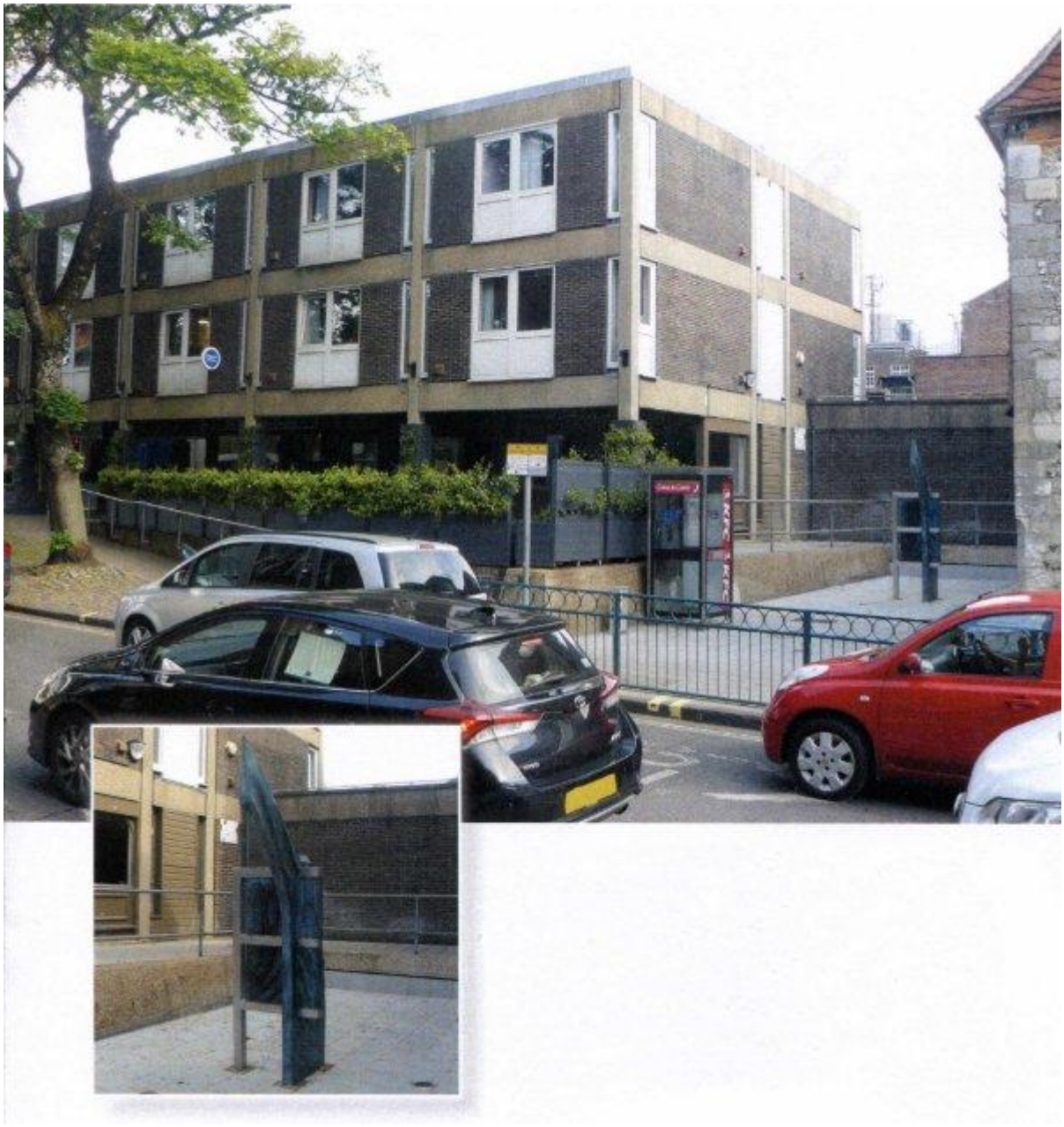
**Title Picture - TrustNews Jun 18**



Looking across the traffic in St George's Street to the "Casson block",
designed by Sir Hugh Casson's firm in 1963 and recently refurbished by Winchester City Council.
The new sculpture between it and the Hampshire Chronicle building on the right is by Holger Lonze, called Holmweard, Anglo-Saxon for "a warden by the sea or a guard on an island in a river."

---

**Chairman's Jottings - TrustNews Jun 18**

As I am sure everyone knows by now, there are three major sites in Winchester that are under consideration with different architectural firms appointed for each. All three

are progressing towards a presentation standard where content, layout and building design will be arrived at for consideration.

Over-arching all these schemes is a study which covers vehicles, bicycling and pedestrian movement in and around the City. It has always seemed odd to the Trust that such a strategic study is running well behind the planning of these major multi-million pound schemes, all of which will have a major impact on the City centre by multiplying people movement.

The two inner City schemes are tough appointments for anybody to take on, i.e. marrying the conflicting requirements of a commercial and cultural scheme against a background of various expectations and a fast moving and evolving technological world where shops are under severe economic pressure with nobody knowing precisely what this scheme is likely to look like, even in the near future. The traditional office is also becoming questionable with many firms opting for more flexible arrangements for their staff. These building types have traditionally provided the economic drive for any city or town, now they are being questioned, so what do authorities put in place to provide the finance to meet peoples expectations? I suppose at the very least, buildings should be made as flexible as possible so that they can change to accommodate a variety of uses.

The three site proposals that are currently under way are as follows:-

**Leisure Centre at Bar End**

Presentations have taken place with the last one just completed. The proposed development is well advanced and not far short of a planning application standard. There is a well considered landscape proposal that compliments the building and is designed to help settle this large development into its surroundings. There is a great deal to consider and understand and we hope to get the architects concerned to give a presentation to the Trust.

**Station Approach - Development Ideas**

What has been presented so far is at an early stage. The design team has certainly understood the problems of the two sites and have recognised the challenge of linking new development to central Winchester as well as proposing ideas that are economically viable but at the same time recognising the scale has to relate its surroundings. Car parking and vehicle circulation around the site is seen as a major problem and the debate is likely to be on-going as to how to deal with parking and circulation.

**Central Area (Silver Hill)**

Much of the time since February has been taken up with collecting and evaluating comments submitted for consideration towards the preparation of the draft Supplementary Planning Document (SPD). A review of the consultation process was discussed at an open meeting on 14th May; it is hoped that some of the comments supporting the vision and objectives submitted will be incorporated into the draft SPD. Comments and changes so far are in general terms. It is hoped to complete

the final SPD by 20th June, so it will be very interesting to see what the conclusion is. The completed document will then become a major part of a brief towards employing an architectural team to develop a proposal for the area. The completed draft SPD framework document presentation date is due out shortly.

**Conservation Area - Historic Buildings Update**

We recently had a meeting with Louise Dandy, one of the local authority's Conservation Officers concerned with preparing an audit of listed buildings within the conservation area. The proposal is to update and evaluate the historic buildings, and area characteristics, neither of which has not been undertaken for many years.

This is a huge job, and the idea is to harness local interest groups to help. There would be some training required, not only to understand the procedure but also to be able to photograph buildings and the relevant details that are important to a building. The programme is likely to start in October this year. Is there any Trust member who would be interested in taking part? - if so, please let us know by e-mailing or writing to the Trust Secretary.

Keith Leaman

---

**Planning Appraisal Group - TrustNews Jun 18**

As you may have seen already, the proposed Hotel at 9-11 High Street has been granted planning permission after amended plans were submitted. We felt that the revised elevations, while inoffensive and acceptable in any ordinary town, were not as interesting as Winchester deserves, particularly on the Market Street elevation.

In February the City Council published its **Summary of Appeals** against refusals of planning permission for April to December 2017. Four were dismissed (land to the rear of 24 St Catherine's Road; 25 Sussex Street; 93 Wavell Way; Wessex Skin Clinic, 9-10 Norman Road), one was withdrawn (land at Vale Farm, Romsey Road, Pitt) and one was allowed (64 Chilbolton Avenue). Currently there seems to be something of a backlog of appeals at the Planning Inspectorate so that there is a long interval between receiving notice that an appeal has been lodged and details of the appeal appearing on the City's planning website. The hold-up is not the City Council’s fault. We continue to see a mixture of very routine applications mixed with others that have been quite tricky to assess and some which have the potential to be quite controversial. We are grateful to our reviewing panels for the way in which they endeavour to come to an objective assessment, but the subjective element cannot be entirely eliminated when it come to matters of design, style and fit with the surroundings (6 West End Terrace, and 10 Compton Road might be cases in point). We do try to ensure that potentially controversial applications are reviewed by two separate panels.

Some extensions have been on recently built houses. It would be interesting to know what is driving this trend and whether, for example, estate agents are suggesting people buy with a view to extending, whether people with families are wanting to be

nearer the City centre, or whether this is just a consequence of the desire to live in larger spaces. The City is responding. At the Planning Committee meeting on 26 April there were a couple of instances in which a condition was imposed on a new build restricting the right to permitted development extensions. This is welcome as it makes no sense to evaluate plans which may make what is considered to be maximum acceptable use of a site only to find that shortly after construction an application for extension is made under permitted development. Ad hoc extensions on recently built properties can also disrupt whatever design or rhythm there was to the development. We also see developers acquiring properties on large plots, knocking down the original dwelling and redeveloping, at higher density, or acquiring land and that used to be part of a large garden and building on that often at maximal density. The net result is that over time the City, as a built up area, is gradually being developed to a higher density, with some new smaller houses or flats, but at the same time some once modest, mostly older, houses being being significantly extended.

In addition our panels have become increasingly annoyed by the scale, size and poor design of developments (particularly roof extensions) being permitted under the LDP (Legal Development Permit) process, which is treated simply as a legal matter (deciding whether it is or is not permitted development) on which there is no ability to offer comments. What counts as permitted development is determined by central government, not by WCC. It is thus more a matter for Civic Voice to take up, rather than the Trust on its own, especially as there are noises suggesting that the government wishes to further liberalise the rules to permit whole storeys to be added to buildings.

There are three instances of some of the worst cases seen recently (and allowed) on the Trust's web site and referred to in the May PAG report. In the PAG reports on the web site you can also find details of all the recent planning applications to which we have objected as well as updates giving the decisions on those to which we previously objected.

Mary Tiles

**John Stott retires from PAG panel duties**

As the person who in the 1990s inveigled John into becoming a panel member on the Development Control Committee (as PAG was then known), I want to thank him personally for the unstinting duty and support to say nothing of the invariably good company - he has given us all over the past 20 years and more. Unfortunately my records of the early years no longer exist, so it's not possible to say exactly when he joined us, but I know it was very near the beginning of setting up the weekly panels.

Thank you, John, for all you have done for us - enjoy your retirement!

Shione Carden

---

**Water Close Garden - TrustNews Jun 18**

As this June issue goes to press, the purchaser of the garden (cover story March TrustNews) has not yet publicly stated their intentions; actions have been taken by concerned people for the garden‘s preservation:

- The Hampshire Gardens Trust nominated the garden to Winchester City Council for listing as an Asset of Community Value under Section 88 of the Localism Act 2011 (ACV status is a material consideration in the planning process). The nomination was rejected because the water garden itself is not used by the public - it is a visual amenity without physical access, which does not meet the requirements of the law (case law was cited in support of this view) - and also because although the garden contributes to the character of the area, that is insufficient to meet the requirements of the Act.
- An application was made to WCC for a Tree Protection Order on the magnolias at the end of the water, a key feature of the garden. The Order is now in force.
- The Hampshire Gardens Trust, and in parallel the Gardens Trust itself (the national body), applied to Historic England to register the garden in the national ‘Register of Parks and Gardens of special historic interest in England’. Registration is a material consideration in the planning process, meaning that planning authorities must consider the impact of any proposed development on a registered landscape’s special character. This application is still pending.

Editor

---

**Hampshire Paper on Thomas Micklam - TrustNews Jun 18**

Judith Martin’s paper on Thomas Micklam, mentioned in her article in last September’s TrustNews, is still on its way to publication! Judith has been working hard in the Record Office, checking her references and notes, with invaluable help from Dick Selwood. Watch this space.

---

**GDPR has arrived - TrustNews Jun 18**

A new EU regulation called the General Data Protection Regulation (GDPR) took effect on 25th May. This requires the Trust to request your explicit consent to hold your details.

Without that consent the Trust Council will not be able to communicate with you as a member of the City of Winchester Trust.

If, in the past, you have given the Trust an email address you will have received an email with a link to a Consent Form. Please fill in the form and use the SUBMIT button to record your consents and name.

If we have not got an email address for you, you will receive a paper form with this issue of TrustNews. Please complete the form and return to the Heritage Centre using the supplied envelope.

All consents will be recorded in the Membership spreadsheet.

We are also required under GDPR to explain our privacy policy and how your data will be used and stored. Our policies are available on our website www.cityofvvinchestertrust.co.uk under the ‘About us’ menu option.

Barrie Brinkman

---

**Style and Authenticity - TrustNews Jun 18**

*Kate Mackintosh responds to Robert Adam ’s letter in March's TrustNews*

I am in full agreement (as I am sure most people will be) with Robert Adam’s arguments that context and local influence should be respected in all new urban interventions, though I don't quite follow his mention of Christmas and weddings or “high-style architecture".

What is so depressing is the general shallow genuflection towards the so-called “traditional aesthetic" exhibited with tedious repetition by all the major volume house builders, from John-o-Groats to Lands End, several examples of which are being constructed in Winchester as I write, which pay absolutely no regard to local tradition or the particularities of a given site, other that the minimum requited by planning.

There are plenty of talented creative architects who could offer better options. To quote Alison Brooks (joint winner of the 2008 Stirling prize with Fielden Clegg Bradley, for the Accordia development, Cambridge): “I represent a generation that operated in the transition between the high Modernism of the 20th century through Post-modernism and Post-post-modernism and all the other isms. We realised that we can have diversity and influences from history without being historicist."

She has also collaborated with Lifschutz Davidson Sandilands, architects for Station Approach, who fit very much into this mould. I am therefore confident, that we shall see a development on this site, which enhances our great city, provided their advice is followed and they are not restricted by an excess of pre-conditions.

Let us also hope that the Central Winchester Regeneration area attracts architects of a like calibre.

Kate Macintosh MBE RIBA

---

**Ray Attfield enters the 'style and authenticity' debate - TrustNews Jun 18**

*This is an extended version of the article which appeared in the printed TrustNews.*

John Hearn opened this long overdue debate with a plea: **'It's important to design for today and not attempt to recreate the past.'** I join it with the aim of looking behind the facade to see what provokes such strong reactions and why the focus on style rather than substance will damage the quality of the city.

One thing is clear: **style** is not the real issue, just a convenient label, the outward sign of common agendas, sometimes founded in faith or philosophy but more often on fashion and undefined likes or dislikes. Style is also political, complex, contentious, easily misunderstood and frequently used to seduce or mislead. There is no style which defines good architecture of now. What should determine the future of our towns however, is a duty of care, a responsibility to understand, and this to be founded on more than personal taste or outward appearance.

Words are too often used to suggest what is not possible and the real issues of this discussion are I suggest hidden within these key words: **fear, tradition and traditional, modernity, context, authenticity, and honesty.**

The first is **fear**, the quite normal fear of change, of growing up, of growing old, of the new, of the future. What we grow up with is familiar, we have formed our character within its comfort, but it is the past and we have no choice but to move into the future, to grow up. The desire to hold onto the past is understandable but the future can only be different. With reason we hold onto images, objects, memories, patterns of behaviour, even buildings because they provide an important foundation for what lies ahead, but facades of good breeding conceal a terror of ageing and death. The question is how to form the future with what defines the reality of the present?

The second is **tradition**. A tradition is a pattern of behaviour, passed down within a group or society, with symbolic meaning or special significance and with origins in the past. To be credible a tradition will reflect a significant aspect of life such as belief or good practice. Traditions which have lost their meaning, or are invented in support of fantasy or wish fulfilment, are hollow and nothing more than historical re-enactment, like the 'Medieval Fayre' which is taken down at the end of the day; they cannot fulfil the dream but worse they deny the possibility of achieving a better future. If we are a society which seeks not change but stability, the worship of tradition and settled order only makes the new more disturbing and we, less able to accommodate it.

**Traditional architecture**. What is it? A method of building based on local craft which no longer exists? Particular decorative features? Is it just a collective term for the complexity of the past? Or if the term is used, is it to pretend that nothing has changed, and is that honest?

next **Modernity**, the continuing project of the European Enlightenment and the foundation of our culture. It contains the idea that rational thought and change are essential to our existence in the real world. The process of change and a commitment to achieve its benefits still remain the foundation for good design. Modernism, the style of the early 20th century (now historical), embodied the principles of modernity. It incorporated classical ideas of proportion, scale and order,

used rational rather than emotional criteria, and saw change as desirable, not something to be feared.

**Context**. All good architectural practice will be based on understanding and developing the real physical and spatial context not merely the visual, which can only create an external likeness to what exists, and though touching our sensibilities may mirror what would better be changed. The example by Amin Taha (fig 1) demonstrates an intelligent understanding of the complex question ‘what is an appropriate response to completing a 19th century street facade’ while still honestly and imaginatively saying this is of today.

Robert Adam used the term ‘Modern Contextual Architecture’ to describe the ‘classically’ detailed scheme in Southgate Street, and while I know of his playful sense of humour, for all the reasons I have given, such use of language is intellectually dishonest. When language abandons meaning, all manner of things appear possible.

**Authenticity** concerns being truthful, seeing reality for what it is, even if different to one’s own viewpoint or preferences, and coming to terms with, not avoiding the consequences. Authenticity is about honesty but is frequently undermined by mimicry on which Pope Francis said recently: **‘Mimicry, that sly and dangerous form of seduction that worms its way into the heart with false and alluring arguments.’**

We have a responsibility to carry the past into the future without trivialising it and a responsibility not to raid the classical foundations of European culture for quick fixes and decorative gestures.

The familiar is of the past by definition, but there cannot be change – and change there must be – without creating the new. If fear of the new is the issue then we must be mature enough to understand and guide it, not hide behind a facade deceitfully giving the appearance of having not changed, and avoiding the potential benefits and qualities which only change can provide.

While style is not the issue, its examination reveals critical contradictions and differences, in particular the opposites of rationality and romanticism. These two ideas of reality will each have elements of the other and constitute part of everyone’s understanding but are non the less polarised views which explains why evaluating what is good design is difficult and complex. Rationality is however, a value held in common and basic to western civilisation, whereas the romantic expresses the personal and emotional; surely there can be no question that the rational approach must define and give form to what is to be built in the future. The romantic side will have its place but as personal expression not as the determining framework of the public realm.

Not surprisingly the Romantic view is the more popular position, and easily seduces opinion away from rational interpretation, with picturesque styles and comforting language that is at worst deceitful, or at best encourages misunderstanding.

In this light it is really disturbing to find in the vision for the Central Winchester Regeneration Area, that rationality seems to have been abandoned for romantic wish fulfilment, with expectations raised on the basis of marketing language, much like the promises of ‘a healthy life’ on the back of cereal packets.

The Supplementary Planning Document, the result of a long and extensive community planning and consultation process, concluded with eight Key Themes, but uses such contentious language that serious questions are raised about their credibility, validity, and whether the aims are even definable, achievable or acceptable within the legal framework of the development and planning process. Already these objectives have been challenged as unrealistic and undefinable.

Most of these objectives are too problematic to discuss here but I will comment on one, because it is an extreme example where language is used to promote irrational expectations: the idea of ‘Winchesterness’.

This is an extraordinary concept; can it be defined? I don’t think so.

To imagine it possible to capture and define the character of any city is absurd.

To think it possible to build the future in that image is a fantasy.

The term might reflect over 1000 years of history, of change, the resultant varied individuality of the existing city, architectural styles from medieval to modern, buildings of the stature of the cathedral, small and large houses, educational institutions, the list would be endless and even then would not include the contribution made by people and their way of life. It could only ever be a picturesque snapshot of what is superficially visible now, the aged skin of an indescribably complex sociocultural and economic whole, the city.

If planning applications for real projects are to be determined by their ability to match this undefinable value, on what basis is that judgement made, and by whom? Ultimately such a term of judgement would reduce every scheme to an attempt at mimicry and inevitable superficiality.

The true intention of the term ‘Winchesterness’ is surely to say, the new should look old, the big should look small, the practical appear decorative, put simply, to pretend that nothing has changed.

Nothing derived from such a term could define what is unique, what is the irreducible complexity of Winchester.

The form of the central area has to be determined, but from rational thinking, not romantic or picturesque visions which cannot be made real. Look into the real questions facing cities in the 21st century, why there is a need to build, if there is a need and if so what is it, how is it built, in what form and how funded?

In 2001 the Trust published *The Future of Winchester: A Strategic Vision* which concluded with the following statement about responsibility:

> ‘History cannot tell us what to do next; this requires judgment and there is no escaping that responsibility.’

The draft Supplementary Planning Document is seriously flawed by requirements which can never be defined, thus they can never be ‘demonstrated’ or objectively met by a built project. That this is to be enshrined as a requirement of planning approval, even if merely a guide, is beyond belief, beyond reason, and dishonest.

*Ray Attfield*

*Ray Attfield is an architect and urban designer of repute, who was for some years a member of the Trust Council and took an active part in negotiations with WCC on design and planning matters. Ray now lives in London and France*.

Notes on style:

The style of architecture called Modernism grew up in Europe but in England was frequently modified by preferences for, rural over urban, small over large, decorative over plain, softened forms and the use of more natural materials and decoration. Early European Modernism had already absorbed the values of the English Arts and Crafts movement, which with its belief in honest use of natural materials, good craftsmanship, and celebration of fine details, has the strongest claim to define the English way of building.

Similarly, the English interpretation of Classical architecture, always in opposition to the Gothic, was frequently modified by romanticism to the point of being a mix of the two, though what is commonly known as Georgian achieved great heights of ordered refinement in the terraced houses of many towns including Winchester.

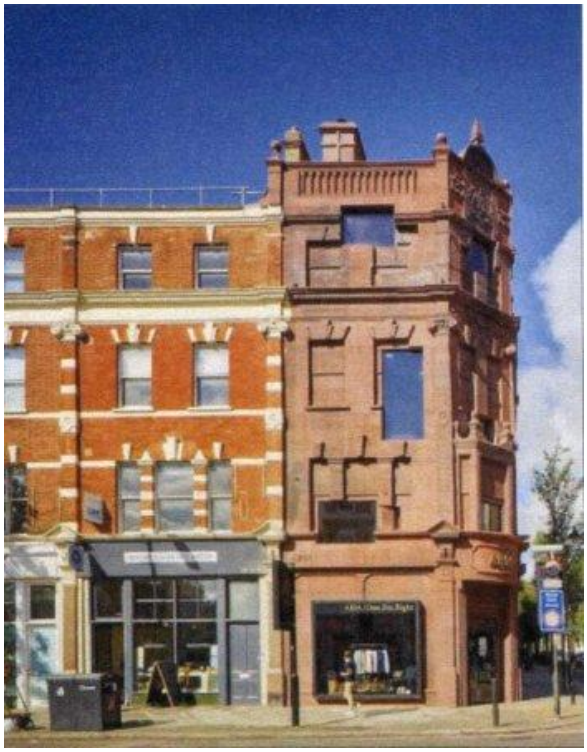


Fig 1 - Replacement of a corner site in Upper Street, Islington

(architect Amin Taha) with a building cast from a mould constructed from photographs of what previously existed. The new windows relate to the modern arrangement of internal spaces.

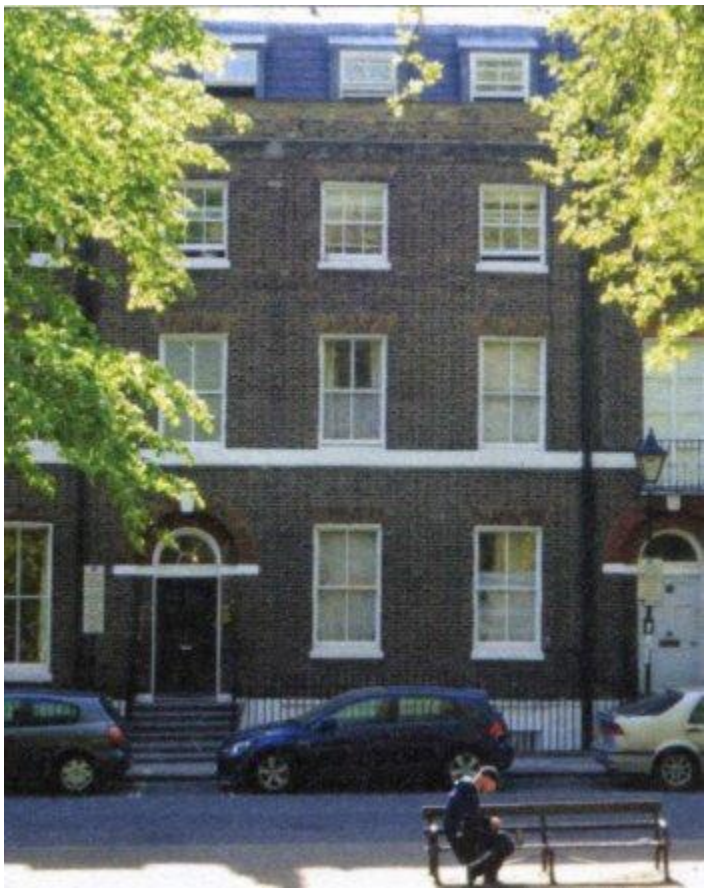


Fig 2 - One house in a Georgian terrace, Islington.
An example of simple elegance, scale, classic proportions, generous large windows and refined detail
- but note, achieved without decoration.





Fig 3 - A project I recently worked on which, via new public courtyard, linked the formality of Sloane Street with the mews behind.
Because the Estate owned the properties they were able to choose and encourage

selected retailers to
trade from the re-built mews which is now a thriving street rather than a mere rear access. Architects: Stiff + Trevillion



Fig 4 - A new office and flats, also by Amin Taha, whose internal spatial arrangement could be said to be ‘baroque’ in its order and absence of corridors, whose sophisticated
enclosing glass envelope is ‘modern’, and whose exterior facade is perhaps ‘Doric’ in its
use of a powerful freestanding colonnade of solid limestone columns and beams, which are the real
supporting structure. A small carved Ionic volute acknowledges the classical origins.

---

**Summer Walks 2018 - TrustNews Jun 18**

Summer Walks 2018

Thursday 31st May to 28th June 2018

Information on the programme from 5th July to 16th August will be available shortly

| | | |
|---|---|---|
| 31st May Thursday at 18:00 | **1. Canons Houses of Winchester Cathedral Close**<br>*Meet at the War Memorial / west front of the Cathedral* | **George Saumarez Smith**<br>*Architect and Director Adam Architecture* |
| 7th June Thursday at 16:15<br>Max. 20 attendees<br>Additional donation £4 | **2. Winchester Cathedral**<br>*Meet at the War Memorial / west front of the Cathedral* | **John Beveridge**<br>*Official Cathedral Guide* |
| 14th June Thursday at 18:00 | **3. Winchester 1818**<br>*Meet at the City of Winchester, Heritage Centre, 32 Upper Brook Street, Winchester, SO23 8DG* | **Richard Baker** |
| 21st June Thursday at 18:00<br>*Max. 20 attendees*<br>*Additional donation £3* | **4. North Winall Moors**<br>*Meet at the Durngate entrance to Winnall Moors* | **Susan Simmonds**<br>*Hampshire & Isle of Wight Trust Education Officer - Winchester* |
| 28th June Thursday at 18:00 | **5.Parchment Street**<br>*Meet at the Buttercross* | **Joanna Cruickshank**<br>*Winchester City Registered Tourist Green Badge guide* |

**Information on the programme of further walks from 5th July to 16th August will be available shortly on the Trust's website www.cityofwinchestertrust.co.uk**

**Details and conditions for the summer walks:**

1. **Timings** All walks will **start** at 18.00 promptly unless stated otherwise.
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. **7th June** : Note early start. Donations requested to the Cathedral minimum suggested amount £3 to be collected at the start of the walk. *Maximum 20 attendees for this walk only.*.
5. **21st June** : Additional donation of £4 for Hampshire & Isle of Wight Wildlife Trust requested from each person. Wear suitable footwear for a variety of surfaces. *Maximum 20 attendees for this walk.*

**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.

---

**Visit to Mells - TrustNews Jun 18**

The City of Winchester Trust are visting Mells, Somerset on Monday 16th July 2018. Mells is a small village with strong comnnections to the Horner family (Lords of the Manor for centuries) and the Asquiths. Edwin Lutyens, with Eric Gill, created a memorial to Raymond Asquith after his death in the FirstWorld War and also a large porch which now serves as abus shelter! Alfred Munnings made an equestrian memorial, and there are many other interesting things to see.

An application form is available to join this trip.

---

**Clean Air Day - TrustNews Jun 18**

WinAcc have organised a CleanAirDay called 'Air pollution and health' on Thursday 21st June at 4pm to 6pm at St Peter's Pastoral Centre, Jewry Street. Refreshments will be avilable from 3pm.

Dr Matt Loxham, University of Southampton, will talk 'on the harm to our health'.

Cllr Jan Warwick, will talk 'on Winchester Movement Study'

An application form is available to join this event.

---

**Footer - TrustNews Jun 18**

The content of TrustNews is copyright © City of Winchester Trust Ltd unless otherwise noted. However, views expressed in articles are not necessarily the views of City of Winchester Trust Ltd. The Editor welcomes letters or other contributions: please contact editor@cityofwinchestertrust.co.uk

The City of Winchester Trust Ltd, Winchester Heritage Centre, 32 Upper Brook Street, Winchester, SO23 SDG
Tel: 01962 851664 - e-mail: secretary@cityofwinchestertrust.co.uk -- www.cityofwinchestertrust.co.uk

President: Professor Joy Carter, Vice-Chancellor, University of Winchester
Chairman: Keith Leaman: · Hon Treasurer: Nick Gibbins · Secretary: Tessa Robertson
Company registered in England No 609812 · Registered Charity No 251798

TrustNews is printed by ADH Printing: www.adhprinting.co.uk