Title Picture - TrustNews Mar 18



The Water Garden, by Keith Leaman.
Sir Peter Smither's intention was that the east end of the Cathedral would be reflected in the water, but the magnolia tree at the end, though beautiful, has grown too large and obscures the reflection.

Chairman's Jottings - TrustNews Mar 18

I never like the Trust News publication deadline! This is because I have to consider what to write for these jottings! The Editor starts becoming jumpy because he still has not received my copy and I become jumpy because I cannot think what to ‘jot’ about which might be of interest to members.

This time, several things of interest have cropped up since the last Trust News, probably the main item being the garden alongside Water Close. Across the landscaped garden with its reflective water feature there is a beautiful view of the East End of the Cathedral. It is a well-known and much-loved place for people to stop alongside, to absorb the tranquillity of the garden and the glorious view through to the Cathedral. This garden has been up for sale, which has caused considerable concern to any number of people who obviously love this spot in Winchester. We all wished to know how protected it was against development proposals. We are aware now that an offer has been made and accepted, but we felt however benign this purchaser might be, the garden and its view should be protected beyond any doubt. With this in mind, both the City of Winchester Trust and the Hampshire Gardens Trust have been pursuing both listing and registration of the garden with English Heritage.

We were concerned that a member of the Trust had resigned over a planning application that affected their property. Two of our Planning Application Groups, which scrutinise applications, studied the application and although there were some adverse comments, the overall opinion considered the extension concerned was acceptable.

The P.A.G. panels are made up of people who are drawn from all walks of life and they are therefore a reflection of the citizens of Winchester. Each group does have a professional architect or planner to help guide the panel on reading drawings and interpreting schemes. The judging of a scheme has to be isolated from any influences that might be brought to bare by members, owners etc. Any member of the P.A.G panel who has an interest declares their interest and withdraws from deliberations. The finished comments might not be to everyone‘s liking but we try hard to come to a conclusion which is honest, uninfluenced from outside sources and reflects the majority decision of the panels. These rules are followed scrupulously.

As many of you are aware the City of Winchester Trust is a member of Civic Voice, as are many civic societies throughout England. Each year, Civic Voice run a scheme to select examples of architecture, architectural restoration and landscape design, which display a high degree of excellence in each particular category. Last year Design Engine and their client Winchester University won the best overall award for the restoration of the University chapel. This year we have nominated the Winchester College ‘Treasury’ which is the restoration of one of their oldest buildings, part of which pre-dates the College. The restoration has been beautifully undertaken and the overall affect of the restored interior, the display cabinets and general ambience, is testament to the skills of Radley House Partnership, the architects, and Mouldings of Salisbury, the Contractor. We wish it every success: the scheme will be competing against other such restoration projects.

Keith Leaman

Planning Appraisal Group - TrustNews Mar 18

First a follow up on a matter mentioned in my report last December. I am pleased to say that a compromise solution has been worked out between City officers and Turtle Bay (developers for the site at the corner of Jewry Street and St Georges Street). There will be no permanent decking and a smaller seating area than originally proposed. This will be on Jewry Street and enclosed by removable fabric barriers.

As you will have seen from the Report in the Hampshire Chronicle, the new Peter Symonds Arts Faculty building has finally been approved, to the dismay of some local residents. The Trust had not objected to this, feeling that it was a high quality building and that, given the lack of an alternative site, which we would have preferred but which would not have received planning permission, the College had done all that it could to minimise impact on residents. It was felt to be important that the College should, as a result, be able to redevelop buildings on the central campus that would no longer be used by the Arts.

Plans for development at 15 Chilbolton Avenue were approved even though in the Trust's view the proposal was a step backward from the less dense proposal previously approved (15/02884/FUL). Appeal by objectors to the Chilbolton Avenue Local Area Design Statement (CALADS), adopted in 2006, was largely dismissed on the grounds that the document does not fully reflect the change in character of Chilbolton Avenue that is the result of the many new developments, and precedents set by the planning inspectorate as the result of appeals.

One major application we have recently reviewed was for the development by St John's Charity at their Colebrook and Chesil Street sites which will result in a total of 31 mostly new, town centre, affordable residential alms house apartments. The Trust had a presentation on this scheme before it was submitted and those attending were impressed by the amount of forward planning and attention to detail that had been undertaken. The application for the Chesil Street site includes a proposal for private foot bridge across the river. The Trust has expressed the view that if this could be made accessible to a wider public, it would be a significant added advantage. Although we understand the many problems involved in building and providing public access to a bridge across the river, it is felt that such a crossing should be kept under consideration by WCC for use by the occupants of the Extra Care facility in Chesil Street.

Another application featured in the Hampshire Chronicle (before we had chance to look at it) was for a proposed 62 bedroom hotel above what was the next store at 9-11 High Street. The Trust is not opposed in principle to redevelopment of this site as a budget hotel, with 3 ground floor retail units. We also thought acceptable to build a hotel without additional parking, given the city centre location. We did however feel that while the proposed High Street frontage was acceptable if rather unexciting, the proposed Market Street elevation, which includes the main hotel entrance, represented a missed opportunity to make a more significant and imaginative proposal to improve the character and appearance of the street.

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

Community Infrastructure Levy - TrustNews Mar 18

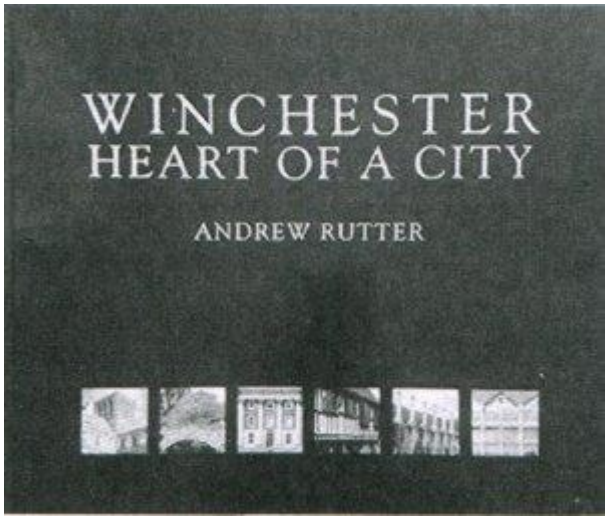
Community Infrastructure Levy (CIL) is not a subject that will be part of most people's every day conversation and the words on their own are unlikely to generate much enthusiasm, but Trust Council felt that it does have one feature worth publicising among those who take an interest in planning decisions which affect Winchester which we think includes most of our membership. CIL is the latest in a number of government initiatives since the creation of the modern planning system in 1948 which have all attempted in various ways to extract money from the financial gains that follow from the development of land, which can then be used for the benefit of the general public to meet the needs of the community which arise from development.

The CIL is a complicated process like the others that have preceded it. The money collected is divided in fixed proportions between parish councils (In Winchester the Town Forum), and the County and City Councils. The feature which is new is that the City Council, which collects the money, has created the opportunity for community and neighbourhood organisations, such as the Trust, to propose projects on which the money collected should be spent. Government guidance on what is suitable is broad and includes ‘anything that is concerned with addressing the demands that development places on an area’. It is expected that it will be used for capital rather than revenue expenditure. The City Council has created a process and guidelines for putting forward proposals and so the Trust could use this where it sees something that needs improving in Winchester.

Examples of what CIL has been used for throughout the District in the first few years it has been in operation includes a car park in Alresford, flood defences in the Durngate area of Winchester, and a cycle link. It could be used for open space, sports and recreation. If anyone has ideas about a project worth proposing please get in touch with the Trust.

Winchester Heart of a City electronic book - TrustNews Mar 18

To mark its 60th anniversary, The City of Winchester Trust is publishing an electronic version of the highly acclaimed book **Winchester - Heart of a City**. The book, originally costing £35, was launched in 2009 and sold out very quickly. Today second-hand copies are only rarely available and at double the price.



Winchester - Heart of a City is not just another book about Winchester, but a unique and absorbing source of information about the City's Conservation Area. The text was the outcome of years of preparation by Andrew Rutter, who was Winchester's first Conservation Officer. It was his final service to Winchester City Council after a quarter of a century of devoted care for the City he came to love. Originally written in manuscript, his work provided the basis of the City's first official Conservation Area Study, but the Trust felt that his personal, highly detailed and characterful writing should have a wider audience in permanent and accessible form, and with the blessing of the City Council, set up an editorial committee to edit, illustrate and publish this very special book.

The foreword to the book was written by Lord Montagu of Beaulieu, the first Chairman of English Heritage:

Andrew Rutter's meticulous study of the city to which he devoted much of his working life, and the honest way in which he sets out both successes and failures, is a credit to his architect's eye and his planner's overview, which have both been supported by his ability to draw. It is good to have many of his sketches, originally produced to assist the City Council in reaching decisions, alongside the wealth of historic illustration in the book. An additional pleasure comes from the watercolour illustrations by Keith Leaman of the Trust, which emphasise the often overlooked importance of the setting of a city. Winchester is unusually blessed by its intimate relationship with the surrounding countryside, which can be seen from many of its streets, and from which one can look down into the City without the interruption of careless modern development.

"With the regeneration of central Winchester, development around the railway station and the new leisure centre at Bar End, as well as Kings Barton and other housing projects, Winchester is currently facing a number of significant developments," said Keith Leaman, chairman of the City of Winchester Trust. "Those involved in any

aspect of such developments need to understand what is the identity of Winchester, and we believe that this sensitive and detailed appreciation of the City at the beginning of the 21st century provides a timely and essential information source."

The eBook can be purchased for £15.00. The book consists of 400 pages with over 500 photographs, drawings and paintings. It is available as a PDF file for viewing on a computer or tablet (the book uses compressed images for computer viewing to reduce its overall size). The book can be paid for and downloaded via the link “Winchester Heart of a City" on the City of Winchester Trust's web site www.cityofwinchestertrust.co.uk..

Style and Authenticity - TrustNews Mar 18

Robert Adam responds to Kate Mackintosh‘s letter in December's TrustNews I am pleased to see that Kate Macintosh has chosen to extend the debate over style and authenticity. This is an important subject for the Trust as well as the people of Winchester.

I don’t want to repeat anything that has been said but Kate is not entirely accurate in her interpretation of what I wrote.

I agree that high-style architecture has been international for some time. The majority of every-day or vernacular architecture was, however, by definition local. International influences were also often localised, such as the adaptation of the Palladian villa to the English country house. One way or the other, what emerged over time was something locally distinctive to each town or city and this makes up its architectural tradition.

I don't there’s much to be gained by an art-historical argument about when the Modern Movement began or opinions on the British political system. The fact is that the major impact of the Modern Movement post-dates the Second World War and the House of Commons was just an example of tradition; I could have chosen Christmas or weddings.

I’m afraid that Kate misrepresents my recommendation and caricatures it. I am simply stating that we identify our places and ourselves with our traditions and to most people these are real or visible things. I am not sure why learning and innovation alone make up a “true tradition”. Traditions change, but for those who take them as their identity it is important that their provenance can be recognised. I am not arguing for one style or philosophy. I was clear that Modern Movement buildings can be good in their own right and that they have a place in most cities. My proposition was that if, as Kate seems to be suggesting, the Modern Movement is seen as the only valid style and this is enforced by some expert group, in time the identity of the city will be fatally eroded.

This is a very important issue for Winchester and it is clear that opinion is divided. I suggest that the Trust hold an open and public debate on the subject with voting before and after, so that opinions can be given full rein and the public mood divined.

This is, after all, so much more important than a difference of opinion between professionals.

Robert Adams

Trust Visits 2018 - TrustNews Mar 18

Tuesday 15 May 2018 - Bransgore and Christchurch application form

This will be a self drive visit to:

10am All Saints Church, Thorney Hill, Bransgore: A church built in 1906 by Detmar Blow commissioned by Lord and Lady Manners. It contains memorials to their daughter Christine who died in 1904 and their son and heir who died in the first weeks of the first world war. The lettering is by Eric Gill and the tomb monument by Sir Bertram MacKennal with an extraordinary mural by Phoebe Traquair in the apse. This church is rarely open and we are to be given a guided tour of its treasures.



11am Christchurch Priory: “of all the great churches of England, Christchurch is probably the least well known" says Simon Jenkins who gives it 5 stars. Norman, Early Gothic and Perpendicular (to summarise and simplify).

Parking in the adjacent carpark. Coffee followed by a guided tour of Christchurch Priory, its crypts and museum.

1pm Lunch: A short stroll across the grounds of Christchurch Castle, we have booked a 2 course set menu lunch at the Kings Arms Hotel.

2:30pm Red House Museum: Another short stroll to this outpost of the Hampshire Cultural Trust in Dorset. We shall be guided around the former Georgian workhouse by one of the curators.

Cost: £45 including coffee and 2 course set lunch at award winning Kings Arms Hotel. For those who would prefer to organise something lighter for lunch for themselves then cost will be £30. For those who don't want to drive, then it would be possible to omit the first visit, travel to Christchurch by train and join the group at the Priory at 11am.

Maximum number on trip 30. If you would like to join us, please complete the form enclosed with this Trust News and return it to Heritage Centre together with a cheque by 30 March.

Monday 3 September 2018 - London Livery Halls



This has been arranged so that members can get cheap day returns to London Waterloo (cost not included). We meet at the near Moorgate at 11:30 for coffee followed by a tour of the premises which will end with a sandwich lunch and a glass of wine in their magnificent dining hall. We will then make our way to the Skinners' Company Hall (20 minute walk or 10 minute taxi ride) for the afternoon tour.

Armourers and Brasiers' Company: The Company has occupied its present site since 1346 three years after the granting of its first charter. It is described in the first deed as "the Dragon and five shops". The Hall narrowly escaped the Great Fire and was constantly repaired and refurbished over the next 170 years. By 1835 however, the building was costing more to maintain than it was thought to be worth and the Court decided to rebuild. The New Hall, first occupied in 1841, was designed by Joseph Henry Good, the Company's surveyor, who was also surveyor of St Andrew's Holborn and a pupil of Sir John Soane. The Livery Hall was Gothicised in 1871. It narrowly escaped the Blitz when many other Livery Halls were destroyed. It has many treasures associated with its members and their craft.

Skinners' Company: This Company developed from the medieval guild of Skinners who dressed and traded furs. The original 13th century Copped Hall was destroyed in the Great Fire of London and rebuilding work started in 1667. For a time it was rented by the East India Company who presented the Company with a mahogany table still in use today. Although it suffered some damage during the blitz, it survived mostly intact. The Company commissioned a series of 12 murals in 1901 from the artist Frank Brangwyn and, those murals are still amongst its finest treasures.

Cost: £45 including coffee and sandwich lunch with glass of wine at Armourers' Hall plus both guided tours. No travel costs included. Maximum number on trip 25. This visit is heavily over-subscribed following our call in the last TrustNews for expressions of interest, so at this stage we are sending application forms only to those who responded. If they have not returned forms and cheques by the end of

March then we will offer places to those on the waiting list. In the unlikely event that all places are not filled, we will send application forms with the next TrustNews.

Sue Owers

Morris Singer Foundry - I am sorry to report that this trip has been turned down by the owners for “health and safety reasons". I am trying to find another place to visit near there so that we can combine it with the creative skills of Hugo Egleston who is nearby.

Mells and Chippenham - This outing relies on the skill of Dr Antonia Whitley, a very busy lady. I am hopeful that we will make it in the autumn.

An update on these two visits will be in the next Trust News, at the end of May.

Iain Patton

Tourist Office Walks - TrustNews Mar 18

The regular city walking tours - daily in summer - visit the main historical sites of Winchester: many locals say how much they’ve learned by coming on these walks.

2018 will see an increased number of special themed tours which focus on particular aspects of Winchester's history, visiting the sites where events took place.

New introductions include regular Sunday afternoon walks from Winchester to St Cross and weekday lunchtime walks through some of Winchester's main streets. These are designed to fit into a lunch hour and are aimed at people who live or work here, providing stories and historical information.

Further details can be found in the leaflet enclosed with this issue of TrustNews.

Johanna Cruickshank

Small Visions - TrustNews Mar 18

Three suggestions to add to Richard Baker's “Small Visions" in December’s TrustNews.

Cathedral Close

My Small Vision is the removal of the railings round the area to the immediate north of the Cathedral to open up that part of the Outer Close and allow exploration by the public of the footprint of the old Minster building.

Caroline York

City Bridge

I submit a suggestion I made some years ago to improve movement and access to the city.

Walking into town from east to west on the south side of bridge Street, the pavement narrows abruptly at the bridge. The proximity of traffic is a hazard to pedestrians, particularly when large vehicles have difficulty in passing.

A pedestrian bridge adjoining the present bridge on the south side would provide a safe passage for pedestrians and possibly enable the width of the roadway to be increased. The proposed bridge could be about 5 feet wide (the existing pavement is about 31/2 feet wide). One side of the new bridge would be the balustrade of the existing bridge, which dates from 1813. The other side of the new bridge would be a new balustrade which must be sympathetic to, and conform with, the existing bridge. An elegant, ornamental wrought-iron structure could enhance, not detract from, the appearance and character of the location.

The new bridge would provide a wider, safer crossing and possible vantage point for pedestrians. If it was made the primary route it could enable the roadway over the existing bridge to be widened by about 2 feet to ease the flow of traffic.

Chris Pile

1. Pavements are made pedestrian-friendly by cutting back hedges that over spill and stopping parking that obstructs them.



2. Street signs are rationalised, reduced in number and redundant posts removed.



3. Empty offices, such as Churchill House in Andover Road, are refurbished or rebuilt before any new offices are built.



4. Bins are tidied and maintained.



5. Unsightly advertising hoardings are removed.



....and two not-so-small visions

6. The Old Registry Office is restored as a restaurant, hotel, cafe, visitor centre or tourist information office.



7. The former grounds of Highfield Lodge (behind the Cattle Market car park) are restored as a garden.



Trust Walks 2018 - TrustNews Mar 18

Please save the dates for this year's series of walks, which will be on Thursdays at 6pm:
31st May; 7th, 14th, 21st, 28th June; 5th, 12th, 19th, 26th July; 2nd August. Details will be in the next issue of TrustNews, scheduled for posting on 25th May, and perhaps before that on the City of Winchester Trust web site www.cityofwinchestertrust.co.uk.

Paul Williams

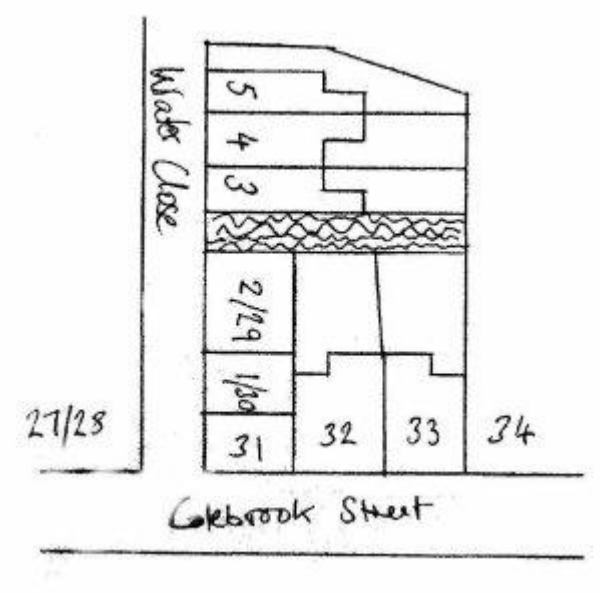
Winchester's Water Gardens and its creator - TrustNews Mar 18

“The Spy with the Green Thumb“ is how Winchester's MP was described in his obituary in the New York Times. That was in 2006, and the MP was Sir Peter Smithers, the Conservative who had represented Winchester between 1950 and 1964. Born in 1913, his wartime exploits alongside Ian Fleming must have made Winchester seem rather tame. There was even a suggestion – not confirmed - that Smithers was the model for James Bond. Certainly he was tall and dashing.

In 1964 he left Winchester to become Secretary-General of the Council of Europe, which involved organising eighteen member governments, the Parliamentary Assembly and the European Court of Human Rights, which he considered “the best international court in existence then or since".

He left two legacies to Winchester. One was the avoidance of a truly shocking plan. The government had wanted to create a 4,000 acre reservoir under the city for the storage of gas. Smithers created an all-party coalition of MP3, various Wykehamists, the Bishop of Winchester and the Council, and in 1962 defeated the plan. Even if few people now recall this, the entire population should be grateful to its erstwhile MP.

It’s hard to imagine James Bond taking up gardening, but that was Smithers’ other legacy. His parents had bought Colebrook House, 27/28 Colebrook Street, some time in the 1940s - unfortunately there is a gap in the run of street directories in the Hampshire Record Office between 1942 and 1951, but by 1951 Peter and his mother Ethel were both living there, presumably along with other family members. Peter had married his American wife, Dojean, while serving in Mexico in 1948. His mother died in 1952. Colebrook House was listed Grade II* in 1950, in the first round of the newly-devised designations, demonstrating its obvious significance.



The Water Garden occupies the site of what were once five cottages and three houses, the cottages lining the path (officially Water Close) and the houses fronting Colebrook Street, between the path and no. 34, the handsome house (also listed Grade II*) which happily remains. Again using the street directories, it's possible to establish that the three Colebrook Street houses, nos. 31, 32 and 38, were built some time before the first directory, which is for 1880, as were the two to the right of the path. These two were originally nos. 29 and 30 Colebrook Street but later became 1 and 2 Water Close, while nos. 3, 4 and 5 Water Close, between the water and the cathedral wall, were built and occupied by 1884. There seems to be no record of what any of them looked like, apart from a photo from about 1955 showing the pair of cottages at 32 and 33 Colebrook Street, and the edge of the attractive barge-boarded gable of no. 31.

Peter Smithers wrote his book Adventures of a Gardener in 1996, by which time he was retired and living in Switzerland, where he created another magnificent garden at Vico Morcote above Lake Lugano. He writes of how in the 1950s he bought several small houses that had been scheduled for demolition, in order to create the water garden, starting with the houses to the right of the water - presumably numbers 1 and 2 Water Close and 31, 32 and 33 Colebrook Street. The houses were demolished in 1958, and the garden was commenced. A conveyance dated 1967 shows how the final three houses, 3, 4 and 5 Water Close were sold by The Mayor Aldermen and Citizens of the City of Winchester (the forerunner of Winchester City Council) to Peter Smithers, along with a protective covenant covering the area of the three houses saying “the said property hereby conveyed shall not at any time hereafter be laid out as or form part of a building site but shall be laid out and maintained as a private garden".

The paradox now, of course, is that the City of Winchester Trust would almost certainly be arguing to keep the eight houses – that was, after all, how the Trust came into being, to prevent the demolition of swathes of St John's Street in the same mania for “slum clearance” that caused the loss of the first Water Close cottages But 60 or so years later, like most of Winchester‘s citizens and visitors, the Trust appreciates and values the Water Garden, and can be thankful to its creator for his

incidental gift to the city: private yet open to the eye, a harmonious and tranquil space of great beauty. Long may it continue to be so.



Judith Martin

Footer - TrustNews Mar 18

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Company registered in England No 609812 · Registered Charity No 251798

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