Title Picture - TrustNews Mar 19



Winchester City Corporation in front of the temple in Abbey Gardens, 1896/7
Thomas Micklam is fourth from right, beside the men with maces (see article)

Photo provided by Hampshire Cultural Trust/Winchester City Council

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Chairman's Jottings - TrustNews Mar 19

Coitbury House

At first sight this is not a building that makes you jump for joy. For me the building contributes very little to the surrounding area. However, the surrounds are poor and detract from the Winchester scene. On closer examination Coitbury House does have merits and one begins to recognise that with imaginative restoration, the building could make a positive contribution.

The building is surprisingly well built, with, in particular, excellent well-laid expensive (in today's market) brickwork. The building is robust and has many, many years of life left, so I consider that the Local Authority has made a good decision to keep and enhance the building. Coitbury House is the first move in the effort to restore this central area of Winchester and as such it is going to be an important marker for development to come.

The building sits on the northern edge of the central area development zone and faces onto Friarsgate. The buildings immediately around are likely to be demolished

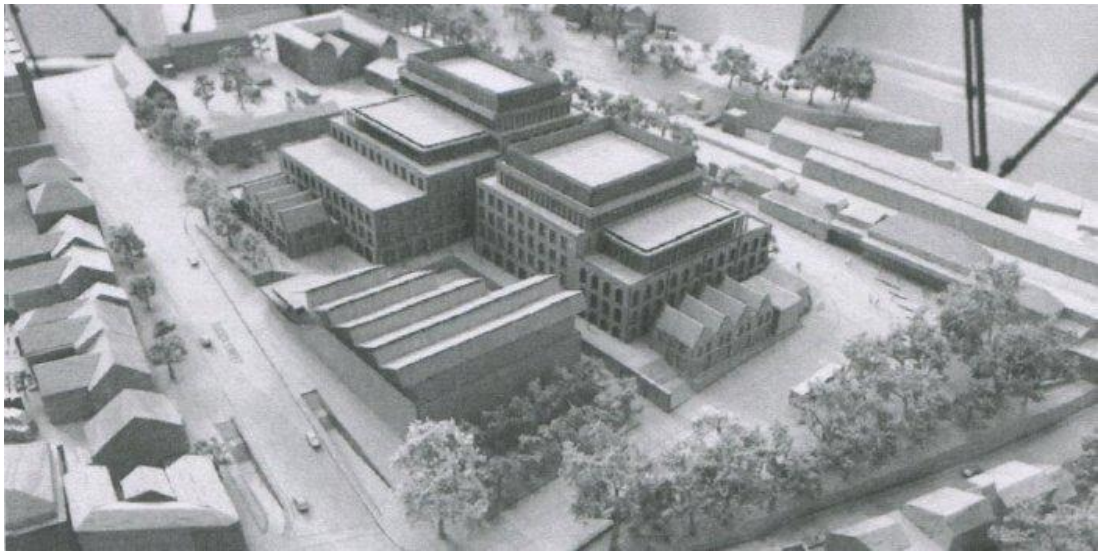
and replaced so the new development will no doubt have to relate to the context provided by Coitbury House. It also means that the most important elevation of the building will face south and the presentation of this elevation therefore becomes very important.

The use of the building will be mainly offices but with the ground floor being considered as a flexible space with perhaps the public in mind, so that the use embraces the area to the south.

Vision Statement

We recently published the City of Winchester Trust Vision Document. The document followed on from our Vision for Winchester issued at the beginning of this century, so we felt it was about time the vision was re-visited. In fact, after seventeen or so years, many of the observations made then are still pertinent today and incorporated into the refreshed document.

It is important to recognise this is a consultative document and that we welcome contributions to be considered for updating the vision. The idea is (particularly in view of all the potential development in and around Winchester) to keep the document updated on a much more frequent basis, so please let us have your comments.



Proposed Station Approach Design Model

Station Approach

As I am certain you are all aware, the architects (L.D.S) have recently presented their preliminary design to the public. As expected, it has had a mixed reception. There are many very positive ideas generated, for example, the decision to keep the ex-registry office, the many active ground floor frontages, the way in which the buildings are designed to use the contours etc. However, there are also questions concerning the car parking, particularly when considered against the movement study document which is proposing that car movement in central Winchester should be reduced. With the provision of 135 car park spaces, this proposal does not

appear to follow the recommendations suggested in the Movement Study document, that is to reduce traffic movement. We also consider that the height of the buildings along Station Approach need verifiable views, so that the heights of buildings can be understood. Routes to and from the City centre enhanced by recognising the need to link the station with the city centre, even though implementation is likely to be spread over a number of years. We also felt that surface spaces around the station need to indicate by materials and patterns used, that the Station Approach area has pedestrian priority. We have written a letter in greater detail to the local authority, setting out our comments made following the recent presentation.

Keith Leaman

Planning Appraisal Group - TrustNews Mar 19

It is understandable that over the holiday period people would be thinking about things other than ways to modify their home. It is also the time when working people can take a break so our planning review panels were also able to take a bit of a break, but there has been some catching up to do since so for December to the end of February we have reviewed about 90 applications. Our panels are now meeting at the Heritage Centre on Thursday mornings. One trend we have noticed is that extensions are getting larger and more often hoping to go to two storeys. Boxy roof conversions often come under permitted development and when they do are beyond City Council control, so don't assume that every unsightly bit of roof development is their fault (even if it sometimes is).

We have seen a number of applications withdrawn before coming to the City Planning Committee. One which many will be familiar with was **10 Compton Road**. Another was for new signage at Southgate Corner, 65 High Street. The Trust had objected to both of these. We had also objected to the proposed increase the number of occupants (from 6 to 8) at **44 Fromond Road** which has been refused. On the other hand the quite large student housing proposal for **180 Greenhill Road** has been permitted on appeal. The planning inspector did not think there would be a significant detrimental effect on the neighbourhood. It should be remembered that this is accommodation being provided by a private developer which is not necessarily supported by the University. However, proximity to the University is clearly a reason why this site might be found attractive. Such developments indicate the pressure placed on local housing demand by an increased student population, both in Winchester and in Southampton; and underscore the need for the City to include specific language on student housing in their current review of the Local Plan if not before.

The proposal for a hospice at **Burrell House** has finally been approved after discussion about the siting of a the lift, which is essential and unfortunately can only be accommodated by being put on the outside of the building, thus detracting somewhat from its character. We were not sure that this was the most appropriate site for a hospice because of its proximity to the very busy Romsey Road, but there is a real need for such a facility in Winchester and being close to the hospital had many obvious advantages.

There is another application which raises issues of concern to us. This is a proposal to develop the **land adjacent to Stanmore Primary School**. We have no objection to there being development on this site but we did object to the design and layout of the proposed scheme. In general we feel that much more attention should be paid to the design, layout and the efficient use of land available. Cramming as many (just) detached houses onto a site as possible makes little sense; better to make them well built and designed town houses with fewer external walls and thus better heat insulation. The orientation of buildings is also important if one is to have usable gardens, maximal passive heat gain from sunlight in the winter and minimal gain in the hottest part of the summer, but with effective roof space for solar panels/hot water heating. Of course houses also need to be attractive and imaginatively designed. The likely needs of residents should also be considered since older people's needs are different from those with young families and the facilities required for life in the City centre are not those required for developments on the edge of the City or in villages.

Mary Tiles

Ernest Witts as remembered by Phil Yates - TrustNews Mar 19

For Trust members who recollect Nos. 30/32 Upper Brook Street as the Heritage Centre displaying photographs of Winchester on large panels and a video of the city will remember Ernest Witts who was then the treasurer of the Trust. Sadly he died on 11th January at the age of 90. “Ernie”, as he was affectionately called, endeared himself to everyone with his friendly smile and the willingness to help in various Trust matters. But, perhaps, his greatest contribution was helping to set up a video of Winchester, professionally made, for showing to visitors when coming to the Heritage Centre which was manned by volunteers (I was one of them). A narrator was required and Ernie said that his brother-in-law was a TV actor who would do “the honours" and so he did. The video was also shown on British Airways so that passengers coming to this country from America would have some knowledge of Winchester prior to their visit. He lived, with his late wife Muriel, for some years in Littleton and played an active part in the community. He will be sadly missed by his family, the villagers of Littleton and Trust members who can go back in time to the 1980s.

Phil Yates

Members' Visit to Red House and Eltham Palace - TrustNews Mar 19

Wednesday 5 June 2019 [note change of date].

A coach trip starting from Winchester Park & Ride South at 8:45 am to travel anti-clockwise along the M25 to the Red House in Bexleyheath designed by Philip Webb for William Morris in 1859. Although the house is unfurnished it still retains many fixed items and wall paintings by Morris and his circle. We will have a guided tour of the house in the morning before it is open to the public.

We then travel 5 miles further to Eltham Palace for a guided tour of this 14th century royal palace which was a favourite royal residence for more than 200 years but eventually fell out of favour and into disrepair. It found a new lease of life as a country home for the wealthy Courtauld family who purchased it in the 1930s and had a new modern home designed and built to complement the magnificent great hall constructed for Edward IV in the 1470s. Since 1995, English Heritage have been systematically restoring the interiors of the 20th century Art Deco house and the 19 acres of gardens.

Before our tour of Eltham Palace we will be served a sandwich buffet lunch and afterwards there will be time to explore the gardens before we return to Winchester.

Cost: £65 per head to include coach and sandwich lunch. However, National Trust members will receive an £8 discount on the tour of the Red House, and English Heritage or Art Fund members will receive an £11.50 discount on the tour of Eltham Palace.

This makes the task of administering the trip rather complicated, so members are asked to provide full details of their relevant memberships when completing the application form. The trip can only offer 24 places and members are asked to return their application forms to the Secretary by 30 March. Once it is clear what discounts are appropriate you will be asked to pay by cheque or BACS transfer.



Sue Owers

Building Better, Building Beautiful Commission - TrustNews Mar 19

This ambitious Government initiative, launched in December 2018, is important - or could be - so long as it is implemented wholeheartedly and impartially. Its purpose is “to tackle the challenge of poor quality design and build of homes and places across

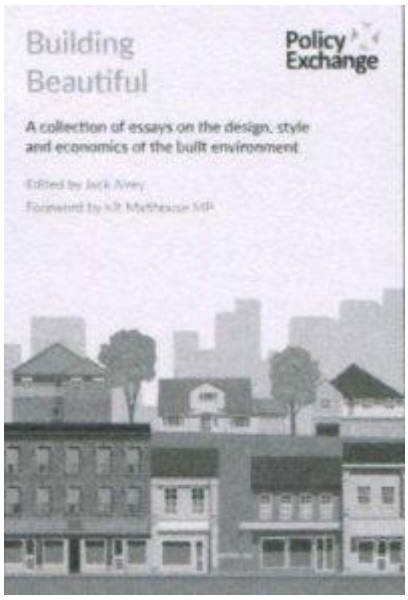
the country and help ensure as we build for the future, we do so with popular consent."

The Commission, chaired by Sir Roger Scruton, is to gather evidence “from both the public and private sector to develop practical policy solutions to ensure the design and style of new developments, including new settlements and the country’s high streets, help to grow a sense of community and place, not undermine it".

Its aims, in bullet-points, are these:

- To gather evidence from stakeholders and other sources;
- To advocate beauty in the built environment;
- To develop workable ideas to help renew high streets and inform the planning and design of new settlements;
- To develop practical ideas for the identification and release of appropriate land for housing and the role of infrastructure in strategic spatial planning;
- To inform the work of the Ministry of Housing, Communities and Local Government and other Government Departments‘ policy







During the course of this year evidence will be gathered and initial recommendations will be made by the Commission to the Secretary of State for Housing, Communities and Local Government, James Brokenshire. The final report will be given in December 2019.

The subject underlying BBBBC is highly complex, fascinating and open to controversial polemics. To get a grasp of where we are today and how did we get here, I would recommend reading Dame Fiona Reynolds' interesting book The Fight for Beauty for a succinct and authoritative analysis of the aesthetics involved. For further essays that might contribute to a better understanding of the BBBBC's initiative, download Building Beautiful - a collection of essays on the design, style and economics of the built environment, published by Policy Exchange, at www.policyexchange.org.uk/publication/building-beautiful

Arthur Morgan
Professional artist, active member of the
Trust Council, & one-timt Head of Art
at Winchester College

Building Better, Building Beautiful - some initial thoughts - TrustNews Mar 19

Arthur has provided a very helpful introduction to this long overdue attempt by the Government to do something about the essential aesthetic aspect of our appalling housing deficit and, by providing the web link to 20 essays by leading thinkers on the subject, he offers a stimulus to members to write their own thoughts and send them to the Trust. I haven't yet read the essays, so what follows is my own starting position on design - how to assess it rather than how to do it.

My guru is the Roman philosopher Vitruvius, who asserted that there are three essential elements to good architecture: "Firmitas, Utilitas et Venustas", famously translated by the 17th century diplomat Sir Henry Wotton as "Firmness, Commodity and Delight". One can, I suggest, set aside the first two as obvious - a building must successfully stand up and serve its purpose. But why did he choose to translate Venustas as "delight" rather than "beauty"? I believe this is because few buildings even in his day could be described as beautiful in the way we use the word (some very special one-offs might, but these are virtually sculpture). However, all can and should give delight or pleasure, notwithstanding the complication of taste. It is

perfectly reasonable that tastes should differ but there is no excuse for getting worked up about another‘s design taste, any more than one would become heated about their choice from a menu. A consensus is possible about skilled and deserving dishes, just as there can be consensus amongst the discerning about what can be respected if not universally liked about architectural design.

So what are the characteristics of good design? In the first place there must be a coherent relationship between its elements and its whole and its relationship with its context. It must also be a considered composition, or it is just building, not architecture. The elements are many and varied, but in the simplest terms they include proportion, colour, texture, mass/void and detail. I have a book written by an eminent architect in the 30s in which he explores all these things, with sketches and photographs to illustrate his conclusions. Similarly there was a publication compiled by the Commission for Architecture and the Built Environment (CABE) about what makes a good building. Both are fascinating and instructive, but little good to us because they are written about individual buildings, and hunting on Google provides little help either you will find.

Recently it was put to me by a senior officer at WCC: surely any decent architect can produce an attractive design for a single building, but where can I find examples of good ordinary contemporary housing, free of fashionable gimmicks?" And I would add to this housing that we would be happy (hopefully pleased) to see in the countryside because, if we are to achieve the millions that are necessary, this is where much new housing will have to be built. While I can appreciate the affection for Georgian and Victorian look-alike estates, I cannot believe that multiplied by thousands this would be an acceptable solution.

Michael Carden MBE
Retired architect, member of the Trust
Council, conservation specialist, and long
involved in Design Review

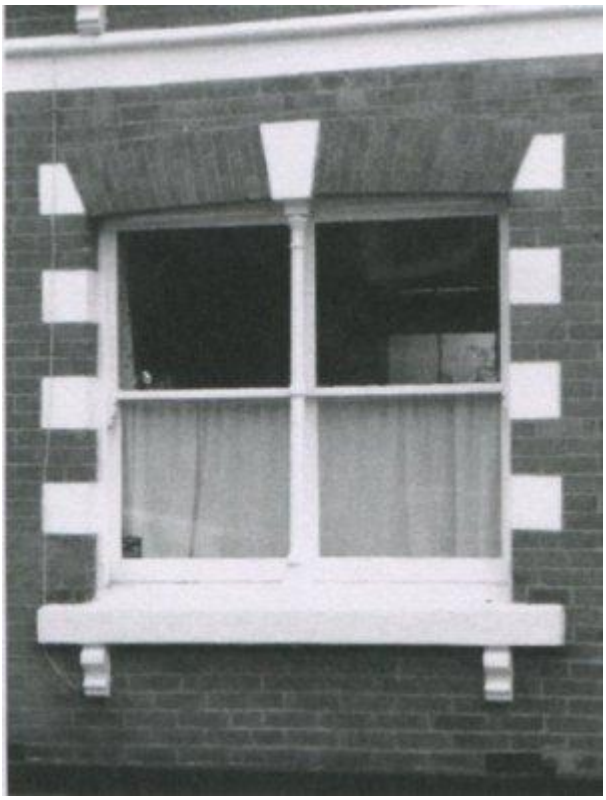
Thomas Micklam - "Not Quite a Gentleman?" - TrustNews Mar 19

Hampshire Papers: Thomas Micklam 1847-1898, Architect, Surveyor, Drainage Engineer, Councillor - “Not Quite a Gentleman?"

This paper by Trust Council member Judith Martin had its City of Winchester Trust launch at the Heritage Centre last November, with the two downstairs rooms pretty packed. While the paper draws heavily on 19th century material from the Hampshire Record Office, the Trust had funded the modern photographs, so it made a good venue.

First, an explanation of the title. Thomas Micklam was an extraordinarily busy man, packing far more into his short life than most. Yet he seemed never to be accepted into Winchester society. Thomas Stopher, the much better-known architect whose portrait hangs in the Guildhall - he was mayor three times - must have known Micklam well, their careers ran in parallel as did their council tenure, yet when

Micklam died Stopher didn't even note it in his journal. Stopher was a Liberal, Micklam a Conservative.



Window of a house in Garfield Terrace
Hyde Abbey Road

The phrase “Not quite a gentleman" comes from the remarkable and entertaining “Young - Visiters" (sic) by the nine-year-old Daisy Ashford, published in 1919. It seems relevant to Thomas Micklam as he was very probably born out of wedlock. His mother married his step - or adopted father when he was five years old. Micklam senior was clearly devoted, describing the younger man in his will as “my dear son Thomas Micklam otherwise Thomas Levett".

Micklam junior kept no diaries or other records, and none of the professional bodies to which he might be assumed to have belonged have any record of him. There is only a long list of building schemes in his name in the Hampshire Record Office, plus some entries in the local press. It can only be surmise, as but it must possible that the colossal work rate was a way of overcoming this initial disadvantage.

Between about 1878 and his death, Micklam designed at least 200 buildings, almost all in Winchester. He designed for the Cottage improvement Society, for small private developers - some his fellow members of the Conservative Party - and latterly for himself as investor. He built most of Victorian Hyde, much of Fulflood, some of the smart new area of Christchurch, some of the other new area of Highcliffe, and countless small incursions into the city centre. Early on in his career he made some additions to significant existing houses, including a billiard room for Richard Moss, later MP for Winchester, at his house in Portsmouth - Micklam‘s place of birth. As well as housing, he built small industrial buildings, including the building

generally known as the Antiques Market in Silver Hill, and also added sanitation to many houses and also schools. All the houses he designed included sanitation, quite a new concept then.

As well as all this, he and his wife Jessie had nine children, all of whom survived to adulthood. This was quite an achievement at the time, possibly due to his expertise in drainage and sanitation. They lived modestly, in smallish houses - unlike his council peers who tended to prefer the upmarket new developments of St Giles' Hill - but died well-off. In 1912 his widow and offspring owned about thirty properties across Winchester. His life provides a rare insight into Victorian Winchester that is usually disregarded by the historians.

Copies of the Hampshire Paper are available from the Heritage Centre, and from the Hampshire Record Office (price £6).

Judith Martin will be leading a walk around Hyde for the Trust, looking at Thomas Micklam's work, on 6th June. This account gives only a small snapshot of a remarkable career.

Conservation Area Review Project - TrustNews Mar 19

Volunteers from CWT have been working with Winchester City Council on their Winchester Future 50 Project which was funded for two years by a grant from Historic England. The project is to pilot a new way of obtaining and storing information on the Conservation Area. Many other groups have also been involved covering different aspects of the project. It is hoped that the information will be stored on a GIS mapping system that will allow planners and others to click on an address on a map and pull up the information and pictures that they require.

We are very grateful to all those from the Trust who volunteered their time to take part in the first phase of this effort which covered listed buildings in St Giles Hill and in roughly a quarter of the walled town. In all we covered 105 listed buildings. The photos resulting from this can be found on the Trust website at www.cityofwinchestertrust.co.uk/archive/core/buildings.shtml where Barrie Brinkman kindly created an extra column (far right) and processed all the photos submitted to him. Besides taking photos of buildings our volunteers also filled out a survey form with questions about the condition of the building. One of the primary objects of the trial was to detect snags with this survey form. As you might expect we found quite a few. As with all surveys which try to make it easy to complete much of this was a tick box exercise. But then sometimes you need to be able to tick more than one box. For example "Are the gutters and downpipes UPVC or metal?" Sometimes they might be one or the other but they might be a mixture of both. The same kind of ambiguity might arise over window frames or doors. Some questions were marked as mandatory, and one can understand why, but then you cannot proceed with the survey entry unless some answer has been given to the mandatory question. Our volunteers used paper copies of the survey form so they were able to indicate where there were issues, but the survey is designed to be one which can be completed on line, using an app on a mobile phone. Some of the information required was not

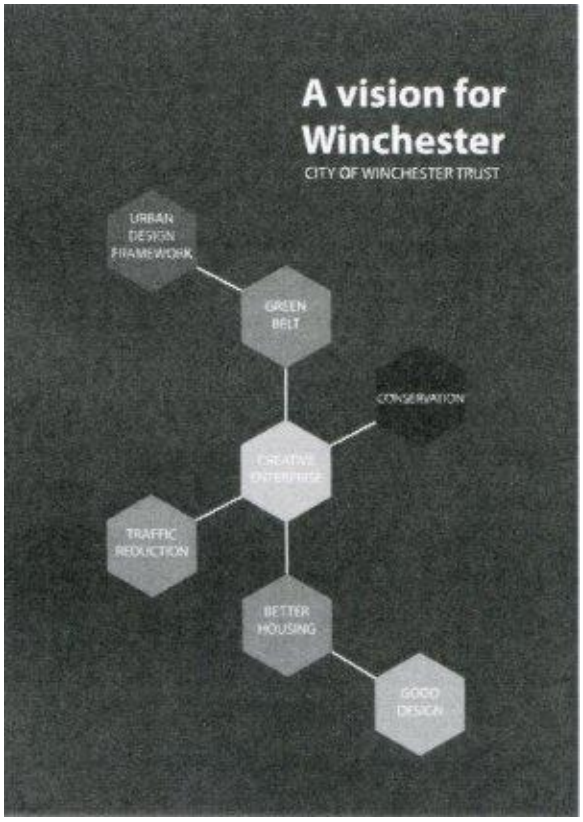
anything that volunteers could be expected to know, such as the Unique Property Reference Number for the building (something that planners use).

All of these issues have been reported back to WCC and some have been taken on board for the next phase of the trial in which we are participating. This is looking at Buildings of Faith and their surroundings. We have been given the relevant UPRN numbers for all the buildings to be covered and there is greater flexibility regarding the data required for this part of the project in part because there is no real uniformity in the buildings or their surroundings. It remains to be seen how this bit proceeds. We have ten or eleven volunteers involved in this phase and thank them in advance for giving over some of their time to it. It is hoped that research and picture taking for this part might go beyond what is required by WCC and form the basis for an exhibition the Trust could host at the Heritage Centre as part of Heritage Open Days in September 2019.

So if any Trust member has information on interesting buildings of faith that we might not know about and should be added to our list please let us know. We already have the C of E churches for central Winchester. In addition, even for the C of E churches, if you know interesting stories about their history such as “Who built them and why?” - “Are any notable (interesting) people buried there or been associated with the place?" - “Do you have any old photos?” - “Are there any notable/unusual architectural features?” - please also get in touch.

Mary Tiles

A Vision for Winchester - TrustNews Mar 19



About 70 members of the Trust attended a presentation by the authors of ‘A Vision for Winchester’, at St Peter's Church Hall on Thursday 21st February. It was an opportunity, following reports about some of the content that had appeared in the Hampshire Chronicle, for members to hear a fuller account of the 30 visions set out in the document.

After the presentation, members raised a broad range of issues that both supported and challenged some of the visions.

The Vision document succeeds the Trust paper ‘The Future of Winchester – A Strategic Vision’, published in 2001. It is intended as a working document, for informing and guiding the work of the Trust when commenting on planning policy and applications. It will need to be reviewed from time to time to respond to changing circumstances. Members can obtain a copy of the document from the Heritage Centre, by contacting the Trust Secretary, Tessa Robertson.

Members are asked to e-mail their comments on the Vision document to secretary@cityofwinchestertrust.co.uk by Wednesday 17th April. These comments, together with those made at the presentation meeting, will be reported in the next edition of TrustNews.

Richard Baker

Summer Walks 2019 - TrustNews Mar 19

Thursday 30th May at 18:00	**St Cross Meadows** *Meet outside the Bell Public House, 83 St Cross Road Winchester, SO23 9RE*	**Susan Simmonds** Hampshire & Isle of Wight Trust Education Officer - Winchester Note: The walk will include footpaths so it will not be suitable for those with mobility problems and stout footwear is recommended
Thursday 6th June at 18:00	**Thomas Micklam, Winchester's lost Victorian architect** *Meet at Water Lane on the green between Durngate and Blue Ball Hill*	**Judith Martin** *Trust Council Member*
Thursday 13th June at 18:00	**A Sally round the Soke - from Magdalen to Michelin** *Meet outside the Tourist Information Centre, Winchester Guildhall, High Street, SO23 9GH*	**Colin Cook** Winchester City Registered Tourist Green Badge Guide Note:The walk will include steep paths and steps so it will not be suitable for those with mobility

		problems and stout footwear is recommended.
Thursday 20th June at 18:00	**Water and waterways** *Meet outside the Heritage Centre, 32 Upper Brook Street, Winchester, SO23 8DG*	**Richard Baker**
Thursday 27th June	**Walk to be arranged**	**Details in June TrustNews**
Thursday 4th July	**Walk to be arranged**	**Details in June TrustNews**
Thursday 11th July	**Walk to be arranged**	**Details in June TrustNews**
Thursday 18th July at 18:00	**Aspects of current conservation in Winchester** *Meet outside the Heritage Centre, 32 Upper Brook Street, Winchester, SO23 8DG*	**Louise Dandy** *Historic Environment Team Leader,* *Winchester City Council* ***Rachel White*** *Historic Environment Team Leader,* *Winchester City Council*
Thursday 25th July	**Walk to be arranged**	**Details in June TrustNews**
Thursday 1st August at 18:00	**Canon Street area 100 years ago** *Meet at the Southgate Street end of Canon Street*	**John Pilkington** *Travel writer and broadcaster*
Thursday 8th August at 18:00	**Middle Age market on St Giles Hill** *Meet next to the Chesil Rectory, 1 Chesil Street, Winchester, SO23 OHU, by the pedestrian crossing*	**Graeme Stevenson**

Details and conditions for the summer walks:
A. Timings: All walks will **start** at 18.00 promptly unless stated otherwise.
B. Donation of £5 to the Trust is requested from each person on each walk.
C. 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.
D. Walk1. 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.

Footer - TrustNews Mar 19

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