Old Leisure Centre - TrustNews Mar 22



Old Leisure Centre at River Park. (Photo City of Winchester Trust)

Chairman's Jottings - TrustNews Mar 22


Colebrook Street looking towards St Giles Hill (Photo City of Winchester Trust)

I would think that everybody is well aware that Winchester lacks positive forward planning in the way it develops the city's future. There is a current local plan which is in the process of being updated. This however, is for the whole of Winchester District, and is inadequate for providing the detail required for our complex city, which has a precious and sensitive historical core that can easily be affected by indifferent planning decisions, leading to damaging development and questionable traffic management.

We have for many many years called for an imaginative, comprehensive, city-wide strategic plan. This seems an obvious route to resolve many of the complex and detailed issues that affect Winchester. Such a plan provides a tool that gives an understanding to all concerned as to what is expected now and in the future from any development proposals. Listed below are possible development sites to give some idea of the impact these areas could have not only city-wide, but on Winchester's historic core.

Potential development areas

- Station Approach (Carfax and Cattle market sites)
- Central car park sites
- Outer city car parking
- Bushï¬eld Camp
- Hospital/University sites
- Sir John Moore Barracks
- Housing sites in general


View of Winchester from Cathedral roof towards the west
(Photo City of Winchester Trust)

We are aware that Winchester City Council is reluctant to consider any such city-wide forward planning, which we are told is on the grounds of expenditure. The Trust finds it diffiult to understand how, in the absence of an overall strategic plan, the ripple effect a large scheme could have not only the city centre, but on the wider city context as well, can be recognised and understood. Such a plan should, of course, also include a comprehensive movement strategy. A Neighbourhood Plan for Winchester city (this is a Government initiative), might be one way of achieving a comprehensive way forward.

What is a Neighbourhood Plan?

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape where they want new homes, shops and offices to built, have their say on what those new buildings should look like, and what infrastructure should be provided, and grant permission for the new buildings they want to see go ahead. Such scrutiny would be undertaken in conjunction with the local authority planning department. Following the rules set by the Government, the local authority has to co-operate with the process of producing a Neighbourhood Plan. Neighbourhood planning provides a powerful set of tools for local people to plan for the types of development that meet their community's needs and the priorities of the wider area.

Research

The Trust has been researching the feasibility of a Neighbourhood Plan for the city, but has begun to realise that it would be a difficult and protracted exercise to organise such a plan for a city the size of Winchester.

We are not discounting the exercise, but we are also looking into alternative ways that could provide Winchester with a way forward that gives confidence in planning for the city's future. We know from Civic Voice that other towns of an equivalent population with similar problems have produced comprehensive strategic plans, and we are in the process of studying these.

TrustNews

Thank you to everyone who has provided such positive comments about the new look TrustNews. We are very keen to get your ideas for future articles, so do please send them in. We welcome letters to the editor too, about the articles or your thoughts about relevant issues in the city. Contributions can be posted to the office or emailed to editor@cityofwinchestertrust.co.uk

Keith Leaman

Planning Appraisal Group - TrustNews Mar 22

PAG Chair Graeme Stevenson reports on the group's work over the last quarter.

During the past quarter, PAG panels have continued to carry out their roles with dedication and foresight in assessing the weekly lists of planning applications.

Tessa Robertson, the Trust's secretary, recently carried out a brief analysis of the outcome of the planning applications in 2021 to which the Trust's panels had objected. Although further analysis still needs to be done, the initial findings show that of nearly 60 objections made by the Trust, some 40 were granted planning consent without any conditions that would have made them more acceptable to the Trust. There are a few caveats, but nevertheless it is a disheartening and sobering statistic. Without feedback or clarification from the Council, there is a danger in leaving the Trust (and PAG) in a quandary as to the effectiveness of our participation.

It is quite a responsibility for PAG members to envisage the consequences of a proposed development being granted planning consent and then pass judgement, when often the information provided is scant. This requires panel members to make site visits and do extensive research to form meaningful assessments. For those developments which have been granted planning consent and taken through to completion, PAG members rarely have the opportunity to view the projects once completed.



It was, therefore, very gratifying to receive a welcome overview from Richard Baker, one of our PAG panel members, following his visits to some of the more controversial developments upon which the Trust had commented and expressed concerns. Richard's personal observations are reprinted below with his consent, as they provide an excellent example of a study which could be adopted for future regular visits. Any conclusions drawn could generate meaningful discussions at the quarterly meetings we have with Julie Pinnock, the City Council's service lead for the built environment.

Such visits could be carried out by PAG members, when relevant, to assess the effectiveness and appropriateness of their comments in each case. This final stage would complete the cycle of planning ppraisals carried out by the panels.

Review of completed developments by Richard Baker

With the sun out this morning I took the above photographs to consider the outcome of schemes the Trust has commented on.



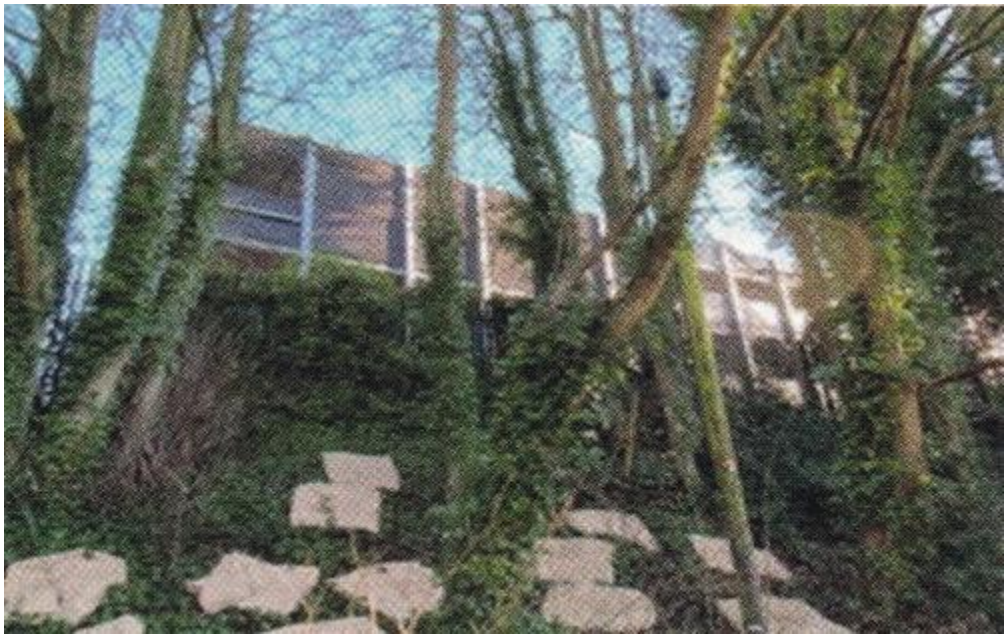
Cafe in St Thomas Street at junction with St Clements Street

The first is the cafe in St Thomas Street at the junction with St Clement Street. An application was made to paint the ground ï¬,oor pink. Our panel was concerned about the loss of detail that would arise as a result. Objection was made to painting the fascia, pilasters, windows and stall risers in one colour. Permission was granted and the work has been carried out. As a rule, individual elements of buildings in the conservation area are highlighted through the use of materials and colour. My view is that this permission has set an unfortunate precedent. Others may think otherwise.



Fish and Chip shop front in Guildhall building

The next is the new shopfront for the the fish and chip restaurant on the ground floor of the Guildhall. We thought that this was an inappropriate use for a major civic building. The shopfront has been carefully designed to complement the stone walls, and I think now, on seeing the completed scheme and signage, that the design and use is acceptable.



View from Domum Road of carpark on Vaultex site

The next is a view from Domum Road of the multi-storey car park on the Vaultex site. On the bank are pieces of sacking, protecting newly planted saplings. In summer, foliage on the trees, together with the maturing saplings, will screen the MSCP from the houses in Domum Road.


Multi Storey Carpark nearing completion

The next left is the MSCP nearing completion. To the east are the Water Meadows. Walking along the navigation canal, the MSCP cannot be seen behind the winter trees. Whether the visual impact will change when the MSCP is lit at night remains to be seen. I think the fear that the MSCP would have a detrimental visual impact on the Water Meadows has not been realised.

I think it does show how testing it is for Councillors, officers and PAG panels to fully appreciate and visualise the impact of planning applications when making decisions. To visit completed schemes hopefully aids the learning process.

Richard Baker

Once again we thank the PAG panel members, who are all volunteers, for carrying out their important work.

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 affected 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.

Summer Walks 2022 - TrustNews Mar 22

Details of this year's programme

2022's Summer Walks will start on Thursday 26th May, Covid permitting, and we have put together an interesting and varied programme.

Once again, we are grateful to all our walk hosts, who are kind enough to volunteer to share their knowledge and enthusiasm.

The provisional programme is below, with further details including meeting points to be confirmed. Walks start at 6pm and numbers are limited. A donation to the Trust of £5 per person is requested. There is an additional donation of £5 per person to the Hampshire & IOW Wildlife Trust on 26 May.

Updates on the programme will be posted on our website, and further details will be emailed to members once finalised. Place can be booked by emailing Tessa at secretary@cityofwinchestertrust.co.uk

- 26 May Winnall Moors Nature Reserve (Hampshire and Isle of Wight Wildlife Trust)
- 9 June Hockley Viaduct (Rod Youngman, Friends of Hockley Viaduct)
- 16 June Canon Street (John Pilkington)
- 30 June The Castle and its layers of history (Richard Baker)
- 7 July St Cross Hospital (Michael Carden)
- 28 July Winchester in Stone (John Parker)
- 4 August Hyde Abbey (Anna Withers)

River Park - TrustNews Mar 22

Rose Burns writes on behalf of Friends of River Park

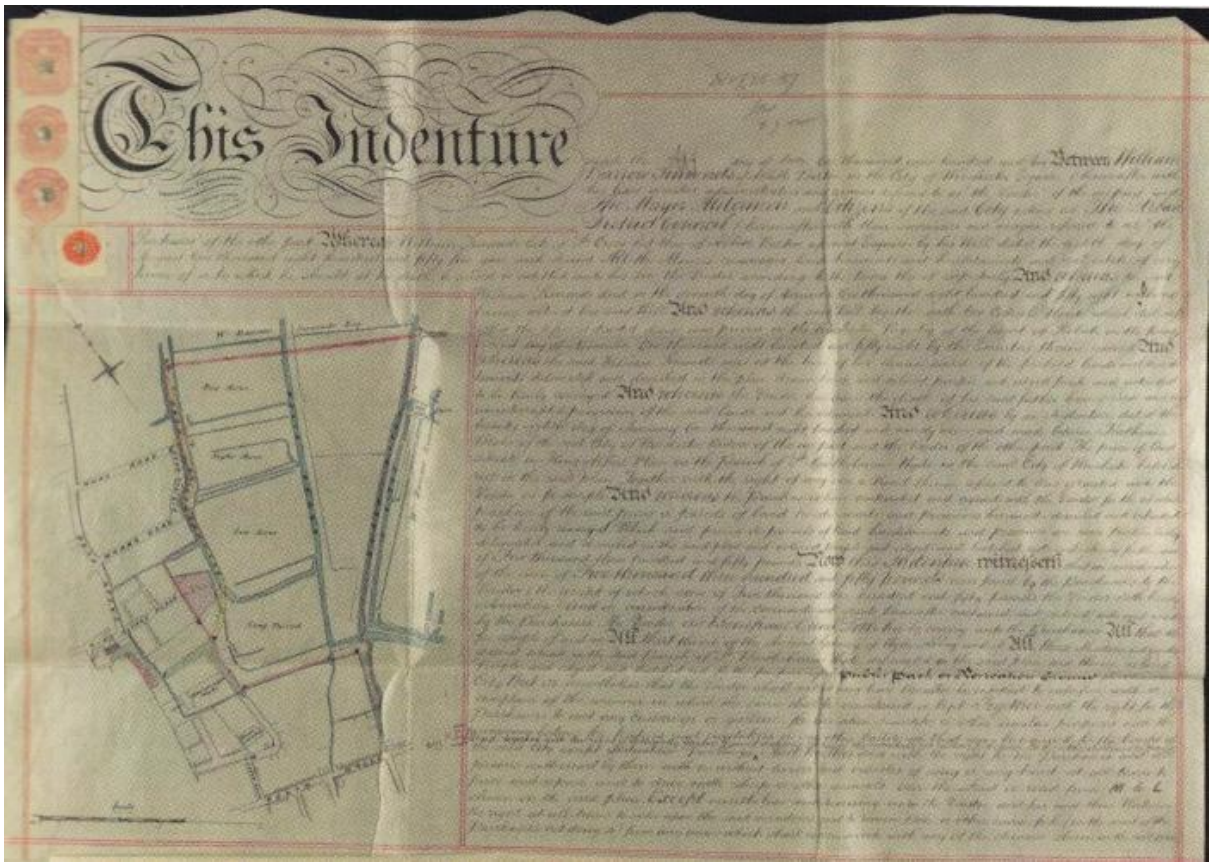


Aerial View of River Park (Photo Friends of River Park)

Winchester City Council has recently caused a furore by deciding to hand over the site of the redundant Leisure Centre, the Indoor Bowls Club and the Skate Park to the University of Southampton. This decision was rescinded, as it was conceded to be unlawful, but exactly the same decision is threatened, notice having been advertised. This is 17 per cent of the area of the North Walls Recreation Ground and it is publicly owned.

You may ask why River Park came into being in the first place. It was a legacy from the Alfred the Great 1000-year celebrations in 1901, which included the unveiling in

September 1901 of the great king's statue, created by Sir Hamo Thorneycroft, in the Broadway.



1902 Conveyance and title plan for River Park including Hyde Abbey Garden and Hyde Gate

The main person behind those celebrations, Mayor Alfred Bowker, felt strongly that there should be a legacy to commemorate Alfred, "the Founder of the Kingdom and Nation" (as was written on the plaque below the statue), and Winchester residents agreed. Together they decided that the legacy should take the form of a purchase by the city and its residents of the Hyde Abbey Gateway and the River Park area, including what is now Hyde Abbey Garden.

There was a fundraising exercise amongst residents, and with a loan arranged from the Local Government Board, to be paid back through an additional levy on local rates, the purchase was agreed in 1902 with the Barrow Simmonds family. This was an important Winchester family, much involved with good deeds in Winchester, who had bought the land (the former Hyde Abbey Barton Farm) from the family of Jane Austen's brother Edward Knight.

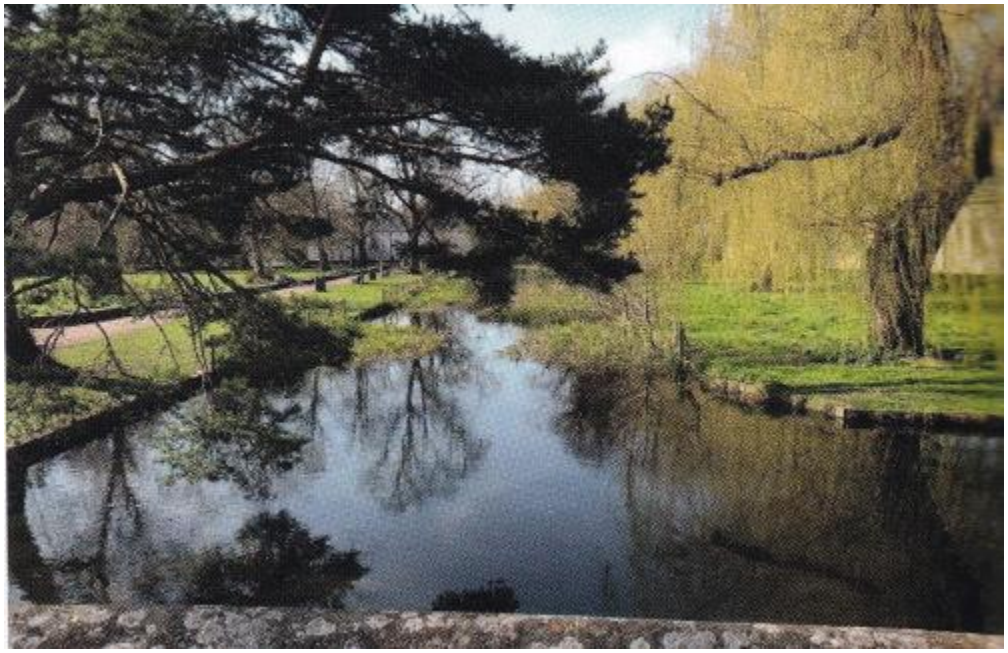
The Recreation Ground, as it became known, took some time to become established, as the land had to be raised because of the flood risk, and levelled for the playing fields. This was not without some friction between the city and its ratepayers because of the spiralling costs. But from 1908 the football pitches were available, boats were for hire in the streams from 1909 and the construction of the bowling green was started in 1910.

River Park is a very historic site and it was an integral part of Hyde Abbey. The chancel of the Great Church is now marked by Hyde Abbey Garden, created in 2003 as Winchester's Jubilee project and designed by Kim Wilkie, internationally renowned garden designer and Hampshire resident. The garden echoes the archaeological remains of the Abbey Church which lie beneath it.



Hyde Abbey Gardens (Photo Friends of River Park)

Coming back to the parkland, the area of the Skate Park and the indoor Bowls Club is considered to be where the Danish Giant, Colbrand, was defeated by Guy of Warwick in battle in the 700s.This incident gave the area the name 'Danemark Mead'. A school bearing this name was established to the south of River Park in 1912; it was later renamed as St Bede's Primary School. When Barrow Simmonds was asked in 1908 to sanction the building of the school on the covenanted land, he refused, saying this in a letter to the Town Clerk: "In reply to yours of the 2lst instant, I sold the land to the Citizens of Winchester for a Recreation Ground and not for building purposes. My own opinion is that it is not advisable to build on a portion of it as proposed. I cannot think that the Citizens generally would desire this. If there were really a manifest feeling in favour of the building, possibly I should yield to their wishes".


The river at River Park (Photo Friends of River Park)

The covenant in the 1902 conveyance to the city and its residents only allows for a public park and recreational use and the only buildings permitted in that covenant are the park keeper's lodge cottage (where the Colour Factory is now), and buildings for public recreation or public scientific-type purposes. The now redundant Leisure Centre building, the Indoor Bowls Club and the Skate Park all fall within the description, and so this area continues to be protected by the covenant. Friends of River Park submit that any future use of the site should respect the covenant so that River Park remains in public ownership, for public recreational use.

Further information can be found at wvwv.riverparkwinchester.org

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Peter Symonds School - TrustNews Mar 22

This year marks the 125th anniversary of the opening of Peter Symonds' School. Phil Yates, an old Symondium, tells the story of the school and its founder, Peter Symonds.

Peter Symonds was born c.1530 in Winchester, the eldest of four sons raised by John Symonds, the city's bailiff, and his wife Joan. After school he was apprenticed to a London mercer, and in 1558 he became a full-time member of the Worshipful Company of Mercers. By 1582 he was one of the two richest men in his parish, owning land and property at Chadwell in Essex and Trinity Marsh, West Ham, and a farm at East Shalford in Surrey. Peter died in 1587. In his will, which ran to 50 pages, he directed that after his wife's eath, a group of trustees should secure a licence and an act of parliament for an almshouse to be constructed at Winchester named Christ's Hospital, in the street named after him (now Symonds Street).This was completed by c 1605. The occupants of the almshouse were 'six poor aged unemployed men' and 'four boys'. Today, Christ's Hospital is home to elderly citizens of the city, and is administered by St John's Winchester.

The charities established by Peter Symonds provided the funding for the creation of a school, and Peter Symonds' School for 'boy students' was opened on 4 May 1897 at 39 Southgate Street, its temporary premises. Two years later it moved to its permanent home in Owens Road on land acquired from Winchester college.



Peter Symonds' School c.1920s (Photo City of Winchester Trust)

The school's first headmaster was Rev Telford Varley, and he was followed in 1926 by Dr PT Freeman, who was headmaster when I was a pupil there. About 300-400 scholars aged 1 1-16 were educated every year until 1972, when the last 11-plus entry for boys took place.

An article on the school from 1972 onwards will appear in a future edition of TrustNews, together with Phil's experiences of being at the school during the Second World War.

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egenerating the Central Winchester Area - TrustNews Mar 22

Richard Baker reports


The new 'Regeneration waiting area' (Photo Richard Baker)

Last December the City Council produced a 255 page report setting out the Outline Business Case for Central Winchester Regeneration (CWR). The Trust examined this report and emailed members of the Council's Scrutiny Committee a letter to express many concerns about the procurement process being proposed to regenerate the Central Area.

The chief concern of the Trust was that the report proposed a procurement process to select a single development partner to carry out the regeneration of the area. This approach is not consistent with the guidance contained in the Supplementary Planning Document (SPD) produced by John Thompson and Partners (JTP) that was adopted in 2018. The guidance envisaged that development would be carried out by multiple developers with multiple architectural practices. The Trust has consistently argued that to implement this approach, the Council would need to commission a masterplan, subject to public consultation and adopted. This masterplan would resolve a number of outstanding issues, and along with the SPD, would give the Council, as the major landowner and planning authority, good control over the development.

The Trust in its emailed letter also highlighted the outstanding matters. The resolution of issues surrounding archaeology, the Movement Strategy, the use of land on other city centre sites, the type and tenure of housing, the type and size of cultural building required, car parking, the use of the Broadway, use of the site in Middle Brook Street, if the bus station is to go elsewhere or not be required, are all outstanding. The Trust argued that these need to be resolved and embedded in an adopted masterplan before embarking on a procurement process.

The report to the Scrutiny Committee went on to Cabinet and finally full Council on 12 January 2022, with the Recommendation that a procurement process for the selection of a development partner for the CWR project be initiated and conducted. Twenty-one members voted for the recommendation, thirteen voted against and six abstained.

The proposed timetable for the procurement process is:

- February 2022 Issue contract notice
- March 2022 Stage 1 selection
- March 2022 Short list of bidders
- April to October 2022 Period of dialogue with bidders
- November 2022 Submission of final tenders
- December/January 2022 Evaluation official bids
- Spring 2023 Appointment of development partner



View of the Central Area from Friarsgate, with the Catheral behind
(Photo City of Winchester Trust)

I ended a statement to the City Council Cabinet in September 2018 with a 'Twitter' message dated 16 July 2028:

"Yesterday I walked around the new 21th century quarter of Winchester. Its civic quality, architecture and public spaces are delightful. It is quite on a par with walking around the Cathedral and the College."

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35 Southgate Street: the history of a house - TrustNews Mar 22

Keith Leman traces some fascinating history in the first of an occasional series on Winchester's houses and streets.



35 Southgate Street, as it is today (Photo City of Winchester Trust)

The known history of this area starts in AD75 as a Roman Road which ran through the middle of the area. The road was realigned to where it is now in about 1250 AD and was named Golde Stret. The new road was constructed to line up with the South Gate.

The house that was built alongside the new road was occupied by Drew de Celario, who was probably employed in the Cathedral Priory cellars as well as being a supplier of salt to the Royal Household.

William de Yppelye was the last occupier of the property as it was then, it then fell into disrepair and was demolished as a result of the Black Death which had a profound effect on the City.



John Speed 1611 map of Winchester

In 1611 John Speed's map shows the area as a garden. The garden was part of the Roundhead's siege line from which the troops pounded the castle. After this, the garden was included in Sir Christopher Wren's grand design proposals for Charles II, and no doubt for a time there was the equivalent of planning blight over the whole of this area.

In the early 1700s, Sir Villiars Chernocke acquired the site as a garden to supplement his new Queen Anne house, still known as Chernocke House, which fronts onto St Thomas Street. The garden was looked after by various relatives including Elizabeth Biggs, a great friend of Jane Austen. In 1835 it was sold, and a new house, the one we see today, was built there in 1835-40. The house was designed by Owen Browne Carter (who also designed the Corn Exchange, now known as the Arc and formerly the Discovery Centre and public library). The house interior design was influenced by Carter's visit to Egypt in the early 1830s, and this is still evident in the decoration to the main front room ceiling, with lotus flower mouldings and lotus leaf decoration around the fireplaces. This was probably a speculative property, as once finished it was sold to a Mr Charles Benny.

The next recorded owners were the Lavie family. Sir Thomas Lavie KCB, RN purchased it for his family with money made from the capture of the French frigate Guerriere in 1806. This ship was later sunk by the USS Constitution. The story goes that Thomas Lavie owned a valuable Worcester vase which had pride of place in the Southgate house. Somehow and much later, the vase ended up being presented to President Kennedy because of its association with the American War of Independence.

In 1874 the house was rented out to one of the daughters of the Earl of Macclesfield by Col Henry Wood of the Rifle Brigade. A grandson of the Earl, Hugh Parker Montgomery, who was brought up in the house, became a Major General. He was a well-known figure in Winchester and was the proud owner of one of the first Daimler cars to be sold. He was also a founder director of the Electric Light Company, and as a result the house was one of the first houses in Winchester to be lit by electricity.

The next owner of the house was a Dr Godwin, who had served in the Field Ambulance during the Boer War. On returning from military duty, Dr Godwin lived in the house above his surgery on the ground floor. The House still contains the desk that he operated on.

Finally, Chris Webb's parents bought the house, and Chris lived in the house until his recent death. Over his lifetime, Chris added a wide range of historical artefacts and memorabilia, much of it concerning Winchester and transport.

Author's note: The history of the house and grounds is taken from Chris Webb's notes left to me, so how accurate it is I am unable to guarantee as Chris is no longer around to ask!

Antony Proudman - TrustNews Mar 22

Iain Patton remembers a good friend of the Trust

Antony came to Winchester when he joined IBM at Hursley, where he had a distinguished career. He also spent time, with his family, on two spells with IBM in the United States. Amongst his achievements was the invention, with others, of ‘read only memory’, an essential part of all computers.

Enthusiastic Francophiles, he and his wife Elizabeth worked hard to perfect their French conversation and found time to visit Burgundy and hone his knowledge of these splendid wines. Antony was very active in the Trust. He worked with Michael Carden on our response to the then-new Planning Policy Guidance, which was an important change in planning. Our answer was praised by the government and even by the then Deputy Prime Minister, John Prescott.

Antony was a conscientious member of the Trust's Planning Appraisal Group, where his enthusiasm for architecture was of great assistance to fellow panel members.

M3 Developments - TrustNews Mar 22

Richard Baker reports



3D model new junction 9 roundabout
(Taken from M3 junction 9 improvement Scheme Public consultation brochure 27 May-8 July 2021

Junction 9

In July 2019, Highways England, now National Highways, consulted on an improvement scheme for junction 9 of the M3 at Winnall. The junction of the M3 with the A33/34, A272 and Easton Lane is used by approximately 110,000 vehicles a day, and is not able to cope with this volume of traffic.

In order to improve safety and accessibility for pedestrians, cyclists and horse riders and to reduce congestion, it was proposed that traffic between the M3 and the A33/A34 use free flowing links, and that the M3 be widened from two to four lane between the south facing roundabout slips and the free flowing links. New subways would be provided and traffic lights would be removed.

Feedback in 2021 from the consultation raised concerns about the distance available for vehicles to change lanes when joining the A34 from junction 9 and then heading to the A33 Kings Worthy, the traffic capacity of the proposed scheme and the length of the construction period.



3D model new junction 9 Scheme
(Taken from M3 junction 9 improvement Scheme Public consultation brochure 27 May-8 July 2021

Proposals were made for new highway and roundabout design to introduce better flow between the M3 and the A34, with a small amount of additional land to build the revised scheme. People who have a legal interest in this land were consulted in Nov/Dec 2021. Following this consultation, the Trust has been advised that the areas of additional land required have been amended.

Smart motorway, Junctions 9 to 14



M3 Site Compound, Badger Farm Road (Photo Richard Baker)

As part of the Government's programme for smart motorways, work started in August 2021 on installing temporary CCTV cameras on the M3 between junction 9 (Winnall) and junction 14 (Chilworth interchange).

At the same time, construction of a contractor s compound started on land off Badger Farm Road, to provide hard standing areas for containers, materials, car parking, lighting and a base for breakdown recovery equipment.



M3 Site Compound, Badger Farm Road (Photo Richard Baker)

Initially many residents thought that this work might be related to the proposed Royaldown new town project, before learning that the compound was to enable the removal of hard shoulders and widen the M3 between junctions 9 and 14, at a cost of 139m, for completion in 2023-24.

In November 2021 National Highways announced that it had halted work on its M3 smart motorway plans, following the Transport Select Committee's call for a pause in the roll out of this controversial road design.

Winchester Movement Strategy - TrustNews Mar 22

John Beveridge reports on the recent consultation

The Movement Strategy was published jointly by the County and City Councils in 2019 with general public support for the central aim of reducing city centre traffic. Since then consultants have examined various options for making changes to traffic management, and the long anticipated next steps were published in December last year for public consultation which closed on 11 February.

While the Trust supported eight of the ten proposals, the overall feeling is one of disappointment at the limited nature of what is being suggested. While it could be argued that the changes would advance the aim of reducing traffic in the city, their limitations are such that they are likely to make a minimal difference. Perhaps the most interesting suggestion is the introduction of bus gates, which give priority to buses on some of the radial roads into Winchester that could exclude cars either for all or part of the day. However, these are conditional on further feasibility studies being undertaken for what seems a simple action that could be implemented quickly.

The impression given is that nothing much will change quickly, as though we have limitless time to make gradual changes, but the context in which the Movement Strategy was formed three or four years ago is now outdated. Since then, the impacts of climate change have grown at an alarming pace, requiring urgent action to reduce carbon emissions. In the next eight years the government requires a reduction in emissions since 2019 of about 40%, and as transport is the largest source of these, a much bigger reduction in vehicle use is required than the 10% proposed by the County Council.


Winchester Traffic

Government policy has been tightened in other areas and funding for changes in transport is now dependent on showing how they will deliver significant reductions in emissions.

Let us hope we can see some early improvements with a determined effort to achieve the changes needed by 2030.

Local Plan 2018 - 2039 Update - TrustNews Mar 22

Work on the new Local Plan is progressing

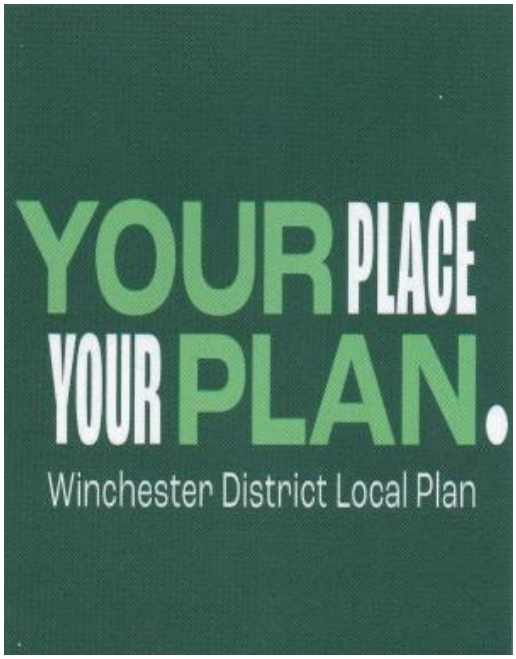
Strategic Issues and Priorities

Planning officers at the City Council have analysed the remaining responses to the first public consultation on the new Local Plan, the Strategic Issues and Priorities (SIP) document, held in the spring last year. At their meeting in December, city councillors on the Local Plan Advisory Group (LPAG) discussed the analysis, which covered the following topics:

Sustainable Development Objectives

- Carbon Neutrality
- Biodiversity and the Natural Environment
- Conserving and Enhancing the Historic Environment
- Homes for All - specialised housing
- Creating a Vibrant Economy
- General Comments

Over 2,000 responses to the SIP document were received from the public, and the analysis includes detail on all the responses. The analysis of the responses on the Homes for All main section (on the four alternative options to accommodate the number of new homes the Council is required to build over the period of the Local Plan), was published last September.



The new analysis runs to over 200 pages and can be read on the City Council's website. The easiest way to get to it is to go to www.democracy.winchester.gov.uk , click on 'Committees' on the right hand side, then scroll down the new page to 'Other Committees' and click on 'Local Plan Advisory Group'. Then click on 'Browse

Meetings and Agendas for this Committee', and then on '13 Dec 2021'. The Homes for All main section analysis can be read by clicking on '27 Sep 2021'.

Landscape Character Assessment



St Cross from St Catherine's Hill, part of the Lower Itchen Valley LCA



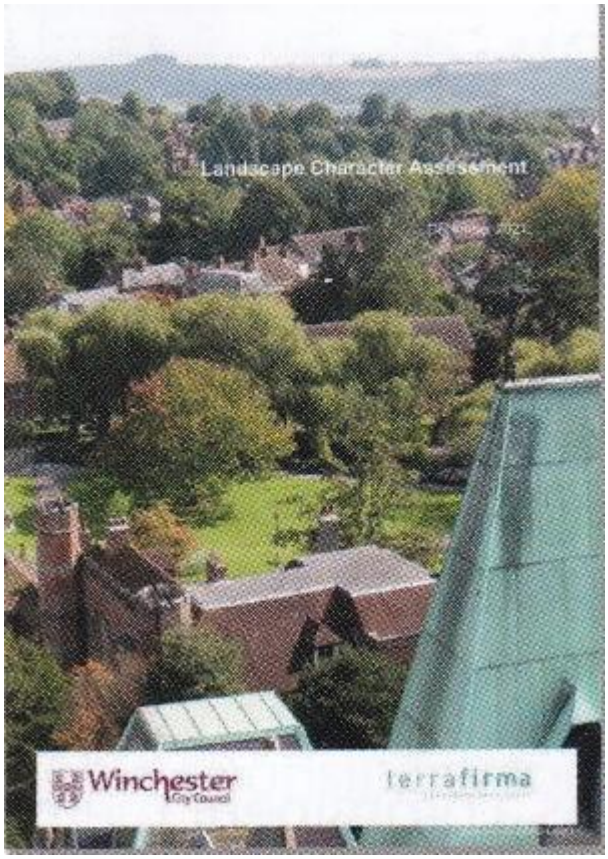
Looking across King George V playing fields towards Chilcomb House, part of the East Winchester Downs LCA

Both Photos taken from Landscape Character Assessment 2021, Terra Firma Landscape Architects for Winchester City Council December 2021)

Landscape character assessment (LCA) as defined by the government, is "the process of identifying and describing variation in character of the landscape. LCA documents identify and explain the unique combination of elements and features that make landscapes distinctive by mapping and describing character types and areas. They also show how the landscape is perceived, experienced and valued by people".

In February, Winchester City Council completed a public consultation on an update to the district's existing Landscape Character Assessment (LCA), which was published in 2004. Landscape character assessment can make a valuable contribution to the formation of planning policies, to the allocation of land for development, to development control activities and to processes such as environmental assessment.

The LCA identifies features that contribute to the character of the landscape, thereby enabling the special character and qualities of an area to be understood. This information means that appropriate recommendations for the future conservation and management of Winchester's landscapes can be developed.



Terra Firma Landscape Report

The final document will provide additional guidance and understanding for development in the district and will supplement the Winchester District Local Plan Part 1 2013 and Part 2 2017, as well as the emerging Local Plan.

Licorica of Winchester - TrustNews Mar 22

William Carver from the Licoricia of Winchester Appeal reports on the unveiling of this important statue.



Licoricia Statue unveiled

On Thursday 10 February, a statue of Licoricia of Winchester and her son Asher by Ian Rank-Broadley was unveiled outside Arc in Winchester's Jewry St by the Lord-Lieutenant, deputising for HRH Prince Charles who had Covid. Attendees included the Chief Rabbi and senior representatives of many denominations and faiths.

Licoricia was a prominent member of Winchester's medieval Jewish community.

The statue is intended to:

- Promote tolerance and the value of diversity in the community
- Educate people about the important but little-known medieval Jewish Community
- Be of national interest and a lasting enhancement to the city of Winchester.

Licoricia wears the clothes worn by a wealthy woman of her time. In her right hand is a tallage demand. Jews were tallaged (taxed) increasingly harshly and sporadically as the thirteenth century progressed, with demands often being accompanied by imprisonment. On the death of her husband, David of Oxford, Licoricia paid thousands of pounds to the King, which helped build Westminster Abbey.

The plinth has the words 'Love thy neighbour as thyself' from Leviticus and Matthew. These words are also present in Islamic Hadith. It is therefore a key concept in all Abrahamic faiths and a message of reconciliation for our times.

All the funds raised for the statue apart from a contribution from the Arts Council were raised privately. Many thanks to the City of Winchester Trust for their kind and generous donation. We are also really grateful for the support we have received from Hampshire County Council, Winchester City Council, the Hampshire Cultural Trust and other national charities and organisations.

Sir Donald Insall - TrustNews Mar 22

Michael Carden profiles one of the country's great historic building conservation architects and a Trust vice-president.



Chevening, north elevation after renovation (illustration courtesy of Sir Donald Insall)

I wish we could simply send each of you a copy of Sir Donald Insall's intriguing, highly instructive and very enjoyable book called Living Buildings, but it is bulky, having 270 pages with fabulous colour photographs and drawings on every page, together with several of Donald's own charming watercolours. The book is partly a history of his practice, but it is so much more than that, being a steadily developed philosophy of the whole complicated and controversial subject of historic building conservation, illustrated with practical examples of the basic and positive principle that such buildings need "to live" if they are to survive.

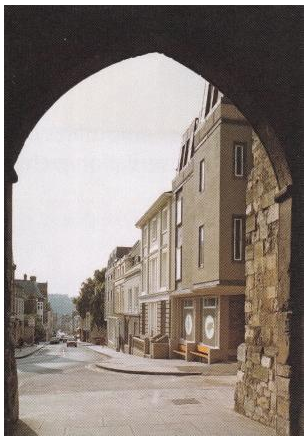
I first met Donald in my early 30s when attending a Society for the Protection of Ancient Buildings (SPAB) course, which included visits to conservation works in progress. One of these was Chevening House in Kent, built in the 17th century and by then badly altered and in very poor condition. The responsibility for its future had devolved to a board of trustees who had appointed Donald Insall Associates to restore, remodel and conserve it for the use of persons of consequence as an official residence compatible with their office. I was immediately impressed by Donald's handling of the bevy of inexperienced young architects imposed on him that day. He did not lecture us but explained the building's many problems and asked how we would solve them, discussing with us the range of potential solutions as if we were his contemporaries. In addition to his conservation skills, I believe this approach to

clients, builders, officials and colleagues has been another reason for the great success of the practice he founded in 1958, and which has steadily expanded ever since.



Lethaby Scholars 1950 (Donald Insall on right)

Donald's architectural education, starting at the end of the war, was primarily at the Royal West of England Academy School of Architecture (now part of Bristol University), and was rounded off with the nine-month SPAB Lethaby Scholarship that enables students to travel the country experiencing how every historic building is, as he describes it in the book, "a product not only of its originators. . .but of the continuing effects upon its materials of time and weather, and of generations of successive occupants, each with his own set of values and requirements. Each building carries, and clearly demonstrates, the impact and influence of all its changing and unforeseeable circumstances." Those of us privileged to work on such buildings (and in his case whole areas, even towns) must handle them with great care, starting with thorough investigation and research, and then taking the crucial decisions on how best to conserve and enhance their tangled mixture of original and acquired characteristics, so that they may continue to enjoy a purposeful existence, while still retaining their special character. How, in other words, and with only essential intervention, they may continue "living".

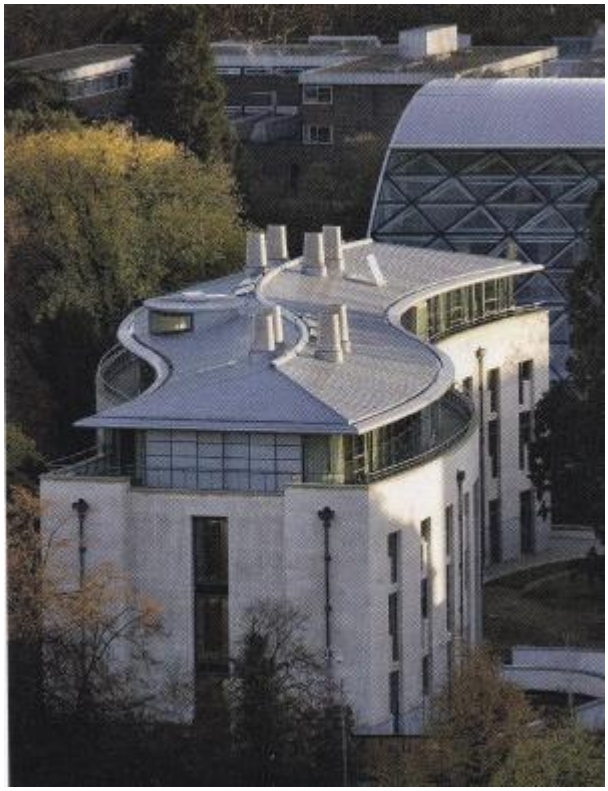


County architects offices in Winchester -
a blend of old and new (Photo courtesy of Sir Donald Insall)



Town Hall, Leuven, Belgium, where Donald Insall was visiting professor at the university for 20 years
(Watercolour by Sir Donald Insall)

Donald Insall Associates is an employee-owned practice that now has nine offices around the country with over one hundred members. The practice has been responsible over the years for a very great many fascinating projects in the UK and abroad, amongst which are such well-known examples as the Chamber of the House of Lords, Hampton Court Palace, The Tower of London and the restoration of Windsor Castle after the fire. We are only able to illustrate a small selection of the firm's work. There have also been many honours, awards and appointments to committees and Commissions for Donald, together with roles for numerous organisations, including for nearly 20 years his Vice-Presidency of the City of Winchester Trust, from which in present circumstances and at the age of 96, he feels obliged to retire, which we must regretfully accept, with our grateful thanks for all his help and support to us and our City.



Stephen Hawking Building, Gonville & Caius College Cambridge
(Photo courtesy of Sir Donald Insall)

Members' Visits 2022 - TrustNews Mar 22

Details of this year's programme

We are pleased to report that we will be reorganising the two members' visits (to Greenwich and painted churches in Hampshire and West Sussex) that were postponed in 2020 and 2021 because of Covid-1 9 restrictions. Those members who had booked and paid for these visits will be given priority, although there will be an increase in the cost of the trips.

Greenwich - The Old Royal Naval College and The Queen's House - June 2022



The Old Royal Naval College, Greenwich (Photo Visit London)

This visit has been provisionally arranged for Wednesday 15 June and will feature a guided tour of the Old Royal Naval College designed by Sir Christopher Wren as a Seamen's Hospital, and the Painted Hall by Sir James Thornhill which has been recently restored.

After lunch (not included in the price at this stage), we shall move on to the contrasting delights of the Queen's House, the first classical building in Britain designed by Inigo Jones. The guided tour of this building will include its extensive art collection.

This is likely to be an expensive trip by coach as ULEZ (the Ultra Low Emissions Zone) has made coach travel to London more costly and both venues have strictly limited numbers. Members should anticipate a cost of approximately 75-80 pound plus lunch.

Alternatively, it might be slightly cheaper and more interesting if members were to make their own way to Waterloo by train and then take a return Thames Clipper boat to Greenwich - but this would involve more walking to and from the river piers. Members are asked to register an interest in this trip and to express a preference as to coach or train/river travel by 15 April by emailing Tessa at secretary@cityofwinchestertrust.co.uk

West Horsley Place and the Theatre in the Woods, West Horsley, Surrey September 2022



West Horsley Place (Photo West Horsley Place)

West Horsley Place is a dilapidated medieval mansion which the late Bamber Gascoigne unexpectedly inherited from his aunt, the Duchess of Roxburghe, in 2014. He donated the estate and the proceeds of the sale of its contents to a charitable trust, which is undertaking its restoration. We would have a private tour of the house and gardens followed by a sandwich lunch.

Many members will know that Grange Park Opera upped sticks and left Grange Park a few years ago. Wasfi Kani and the trustees then persuaded Bamber Gascoigne and his wife to let them build a new opera house in the woods at West Horsley

Place. We will have a tour of the new opera house, which is modelled on La Scala Milan.

Again, coach travel and a ceiling on numbers is likely to make this an expensive trip - approximately 75 pound per head. Expressions of interest to Tessa by 30 April please.

Painted churches of Hampshire and West Sussex



14thC wall painting at St Hubert's Church, Idsworth
(Photo National Churches Trust)

We are hoping to reschedule this postponed visit for July. Further details will be available shortly, but expressions of interest to Tessa by the end of March would be appreciated. Lambeth Palace Garden and the Garden Museum We had been hoping to arrange a tour of Lambeth Palace sometime this year but are told that they no longer permit this, and when the Palace has occasional Open Days, visitors are admitted on a "first come, first served basis". The gardens are, however, normally open to the public on the first Friday of every month, and a visit there could be combined with a visit to the Garden Museum next door (gardenmuseum.org.uk).

This does not warrant organising a formal Trust visit, but members might like to make the trip under their own steam during the summer months.

Winchester and its Setting - TrustNews Mar 22



Winchester View



Winchester View



Winchester View

Footer - TrustNews Mar 22

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