Hampshire Brass Band - TrustNews Dec 24

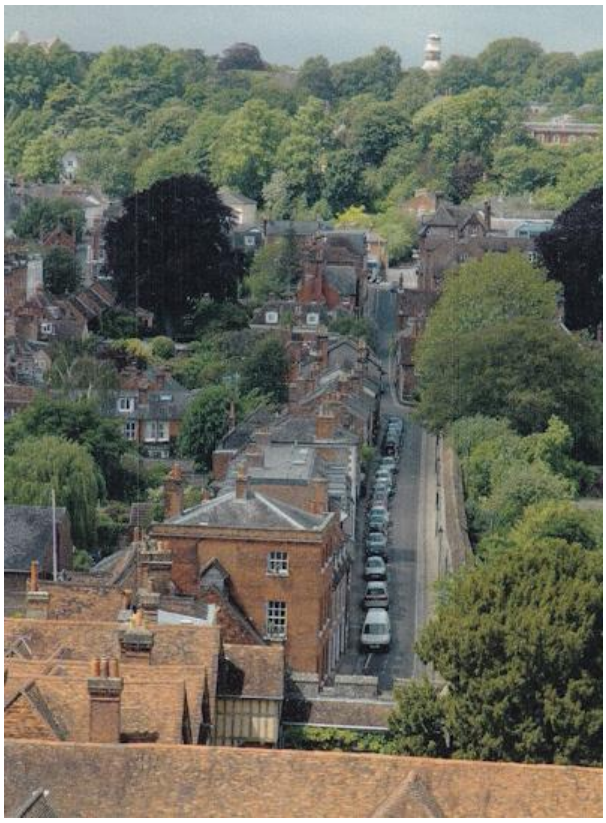


Carols in Winchester High Street (Photo City of Winchester Trust)

Chairman's Jottings - TrustNews Dec 24



St Batholomew's Church in the snow (Photo courtesy Martin Tod)



Winchester's trees

The autumn tree colours this year have been spectacular, and it gave me food for thought. I think sometimes we take trees for granted and fail to consider or look after them. Trees give an enormous amount of pleasure as well as acting as a backcloth, softening and providing a foil to the geometry of the built environment.

Trees in Winchester are very important. Most of the views, whether looking from the inside to the outer rim, or the outside looking in, are dominated by trees. Mature forest trees enhance and soften views as well as making them more rewarding.

Trees are vulnerable to age and also climate change, disease and human activities.

In an ideal world Winchester trees should be registered by condition, age and type of tree. Just placing a tree preservation order on trees is not enough for full protection. It is also important to identify the type of replacement tree, if the tree being replaced is too decayed to save. We would then be able to preserve our wonderful treescape into the distant future.

Demolish or renovate?

In recent years much architectural debate has revolved around whether or not redundant buildings should be pulled down and replaced or refurbished. The reasoning behind the debate is that the demolition process and the materials used to construct a new building are carbon intensive and so contribute to climate change. They are also increasingly expensive to produce. Whether to refurbish a building is not always an easy decision, as it can end up being more expensive, and more difficult, than building a new one.



Marks and Spencer Oxford Street



Coitbury House

The 'New or Renew' debate became a much-discussed topic recently because of the decision by Michael Gove (then Secretary of State) to refuse planning permission for Marks and Spencer to demolish its flagship store in Oxford Street and replace it with a new development. Mr Gove determined that the building should be retained and refurbished, on both heritage and carbon impact grounds. Last March the High Court ruled that the government's decision was unlawful. The application is now with the new Secretary of State, Angela Raynor, for redetermination.

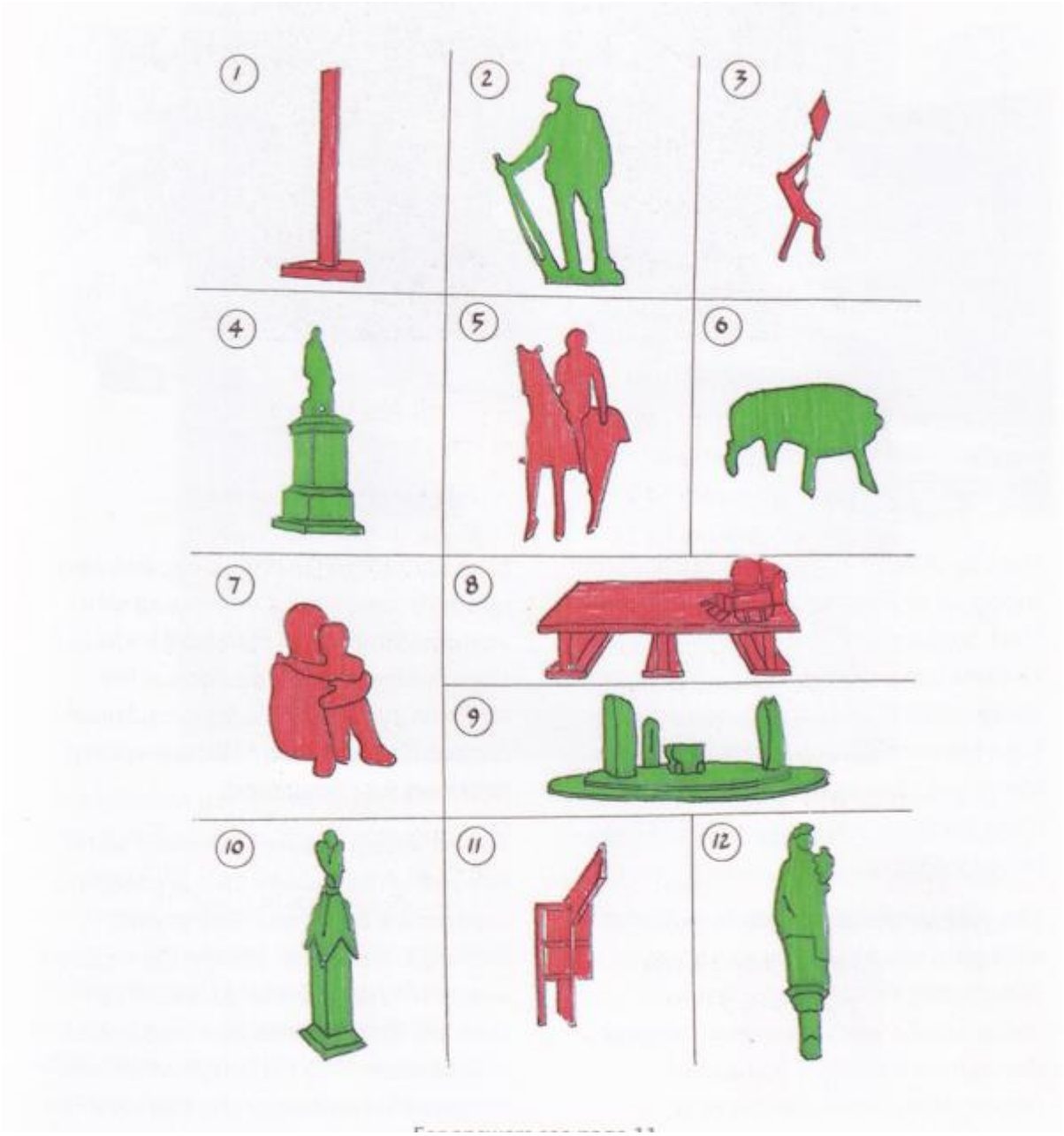
There are several examples of buildings in Winchester where discussions have taken place as to whether a building is worth saving or not. One example is the Kings Walk building. It has never been a popular exemplification of worthwhile architecture: it has a number of large awkward interior spaces, for example. On the other hand, it is built with some good materials and is therefore arguably worth saving.

Another example is Coitbury House, solidly built using good materials. This building is certainly a candidate for a sensitive refurbishment. I was a member of an advisory committee set up by the City Council a few years ago to discuss options for Coitbury House. its future is currently unclear. There are good examples of designers with imagination who have managed not only to rescue such buildings, but make them into a popular, worthwhile contribution to a city.

Keith Leaman

Christmas Quiz - TrustNews Dec 24

Can you identify and locate these sculptures



Winchester Heritage Open Days 2024 - TrustNews Dec 24

Keith Leaman on the Trust's contribution this year.



Circus Elephants at Durnbridge

The City of Winchester Trust is a long-time supporter of Winchester Heritage Open Days, held annually over a week and two weekends in early September. The event always attracts a wide audience, not only from our immediate area but from other towns and cities as well, and we benefit, as many find their way to our venue at the Heritage Centre.

This year we decided to put together an exhibition titled Winchester Today, Winchester Yesterday. 'Yesterday' consisted of a selection of photographs drawn from the Trust's archives of photographs within the centre of Winchester, mostly taken in the first half of the 20th century. The 'Today' photographs were of exactly the same views, and were taken in August by gifted photographer Javaid Akhtar, whom many will know as he runs the Gervades dry cleaners at the beginning of Upper Brook Street. Javaid managed to find most of the viewpoints necessary for comparison.

The exhibition certainly provoked some interesting discussions. One photograph in particular which was of elephants bathing in the river in Winchester excited a viewer who raced home to unearth a postcard from his collection from a child who wrote in 1905 that they had been to the circus in Winchester and had seen elephants. Were these the elephants in the photo?



Photo from the exhibition showing the High Street today



Photo from the exhibition showing the High Street in the late 1920s

I should like to pay tribute to Nicky Gottlieb, who has retired as Festival Director of winchester HODs and Chair of the Hampshire History Trust, which organises Winchester HODs. Five years ago Heritage Open Days barely existed in Winchester. This all changed in 2016, when Nicky decided that Heritage Open Days should be an integral part of Winchester's cultural calendar. It has proved a huge success and has

involved many hours of hard, dedicated work to make it the success it has become. Thank you, Nicky, and thank you to your team rom all of us at the City of Winchester Trust.

Winchester Local Plan 2020-2040 - TrustNews Dec 24

John Beveridge has an update



Image taken from Winchester Local Plan Regulation 19 2020-2040

After a long silence Winchester City Council published its second draft (Regulation 19) of the local plan in July and the period of public consultation began in August. This was impacted by one of the first announcements of the new Labour government showing its determination to see more housing built in England by publishing several planning documents. This resulted in the City Council accelerating the pace of the revision of the local plan. After it is adopted we know that in order to comply with the new government's requirements on housing numbers, the Council will have to immediately start the process of finding sites for substantially more housing within the District than identified so far, and this will be included in yet another local plan.

Four members of the Trust who put together our comments on the first draft were back to work after the City Council published its second draft and I am grateful for the contributions by John Hearn, Richard Baker and David Gleave.

It was pleasing to see that some of our comments on the first draft had been accepted. These were in the policies dealing with the design of buildings, particularly in Winchester, and also in the policy on the redevelopment of the area around the station and the cattle market car park, collectively known as Station Approach (see also article on page 16).

Comments on the second draft will be forwarded to a government-appointed planning inspector, who will examine the plan to see if it meets the test of 'soundness' as defined in national planning policy. We therefore decided to limit our comments to the points we considered particularly important from the Trust's point of view and on which we would like to have the opportunity to address the planning inspector at the examination into the local plan. These included a stronger policy on where big units of student accommodation should be built in Winchester, and the need for a local list of buildings which are architecturally significant but which are not nationally designated.

With several significant development sites being planned in Winchester (for example the central area and Station Approach), we have repeated our long-held view of the need for a city-wide spatial plan. The need for this is increased by the lack of any content in the often-cited Winchester Movement Strategy, which was adopted in 2019. In our opinion, the lack of an overall view of how vehicles are to be managed in Winchester will make it more difficult for the successful redevelopment of these significant sites. So we have added our call for the Movement Strategy to be progressed to our call for a city-wide spatial plan.

We believe the Trust's opposition to the policy allocating the former army camp at Bushfield for a mix of uses will be bolstered by our joining with 11 similarly opposing bodies which include parish councils, WinACC and three councillors. We have collaborated in submitting a joint comment to the planning inspector, with the Trust's contributions being on the economic aspects by David Gleave and landscape impacts by Richard Baker. Oral representations on this policy to the planning inspector at the forthcoming examination into the plan will be co-cordinated between us all.

The local plan (now known as the Regulation 22 draft) was submitted to the Secretary of State for examination on 15th November, and the Council expects the examination to begin in the first quarter of next year.



More information on the local plan and the timetable can be found on the Council's specially set up website localplan.winchester.gov.uk

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Design Awards 2024 - TrustNews Dec 24

We announce the shortlist.

The Trust was delighted to receive 27 entries for this year's Design Awards. Entries were spread across a range of buildings, from commercial and leisure through to residential.

It was a tough job, but our expert panel, chaired by architect Sasha Bhavan, has whittled down the list to a shortlist of nine. These are (left to right below):

-Handlebar Cafe - Architecture PLB

-Lovedon Fields - John Pardey Architects

-St Pauls Steps - Design Engine

-The Artists House, Canon Street â€“ AR Design Studios

-West Downs, University of Winchester - Design Engine

-Winton Chapel, University of Winchester - Design Engine

-The Valley, Stanmore - Snug Architects

Colebrook Street - Rockcliff Williams Architects LLP

-Shoal Restaurant - Design Engine

The winning entries will be announced at an event early next year.



Handlebar Cafe



Lovedon Fields



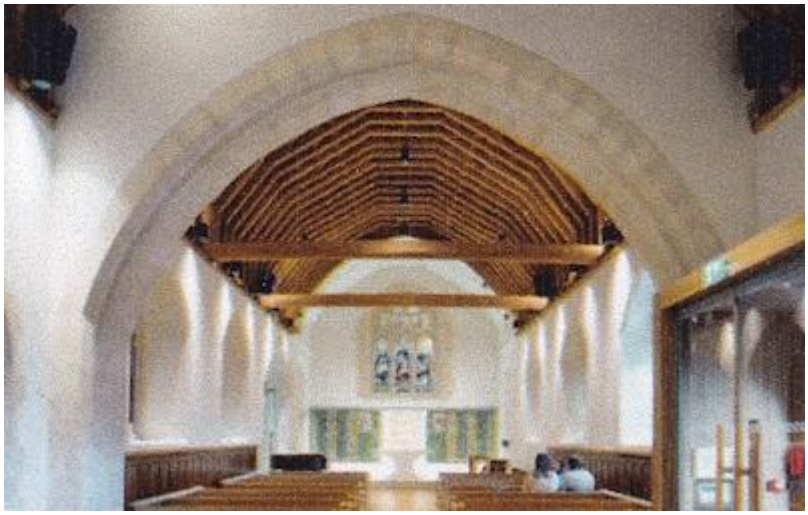
St Pauls Steps



The Artist House, Canon Street



West Downs, University of Winchester



Winton Chapel, University of Winchester



The Valley, Stanmore



Colebrook Street



Shoal Restaurant

The Pagoda House - TrustNews Dec 24



Pagoda House 1850s

We continue our series on iconic buildings in Winchester.

The Pagoda House in St James's Lane was built in 1849 for the Mayor of Southampton. The house has three storeys and is built in the shape of a half -

octagon with corner brackets apparently supporting the roof, each consisting of six open squares. This is intended to suggest a pagoda, although there is little that is authentically oriental about the house.

The second floor casement lights are divided into lozenges and squares belonging to the home-grown Cottage Ornee style, and at the rear there are plain double-hung sashes.

In the late 18th and 19th centuries, this kind of building resulted from a reaction to the more restrained Georgian style, leading to more oriental forms and to picturesque Gothic. Brighton Pavilion is a notable example of this.

In 1851, Kossuth, the leader of the failed 1848 revolution for Hungarian independence, was a guest at the house, and a contemporary picture shows it decked out in Hungarian flags.

Extract from Winchester Neighbourhood Studies: Oram's Arbour and St James's Lane - City of Winchester Trust

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AGM 2024 - TrustNews Dec 24

Richard Baker on a stimulating talk on the city's retail sector.



Slide from Prof Turner's presentation Courtesy of Winchester BID

The Trust's AGM was held on 7th October and was attended by the Mayor of Winchester, Cllr Russell Gordon-Smith, the Trust's President Professor Joy Carter and a large number of members.

Chris Turner, economist, Professor at Winchester University and Director at Winchester Business Improvement District, (Winchester BID) was the guest speaker. His talk about the Retail Environment in Winchester City Centre was supported by an impressive range of data.

The activities of the Trust are primarily concerned with conserving the character of the City and its surrounding area, by protecting and enhancing its buildings, spaces and artifacts. It is less able to inï¬‚uence the nature and range of activity in the City, which is the product of social change and market forces.



Slide from Prof Turner's presentation Courtesy of Winchester BID

Retail activity is the lifeblood of the City Centre. Chris spoke of the technological changes such as refrigeration and online shopping, and the demise of the department store, that have changed the types of shops that we have today. Shops

are now primarily offering services that cannot be provided online, such as coffee shops, restaurants, arbers and beauty salons.

While many high streets are in decline up and down the country, Winchester, with its historic and attractive streets, low unemployment and 43% of its residents in the high social AB grades, is prospering and responding to the ever changing patterns of retail.

While many of us are aware of the comings and goings of shops in the City Centre, our speaker gave us a better understanding of how retailers are facing and responding to challenges in our digital age.

Quiz Answers - TrustNews Dec 24

1. Luminous motion, Peter Freeman 2002. Cathedral grounds near City Museum.

2. Kings Royal Rifle Corps memorial, John Tweed 1922. Outside the west front of the Cathedral.

3. Kite flier, Marzia Colonna 2009. Parchment Street.

4. Lord Seaton, George Adams 1866. Peninsula Barracks.

5. Horse and Rider by Elizabeth Frink 1975. High Street

6. Hampshire Hog by David Kemp 1989. Outside Hampshire County Council offices.

7. Sitting, Holding, Looking by Glyn Williams 1990. Courtyard of Hampshire Records Office.

8. WW1 memorial to troops who passed through Winchester by Simon Smith 2014. Near the Great Hall.

9. Hampshire Jubilee Sculpture by Rachel Fenner 2004. Courtyard of Crown Court.

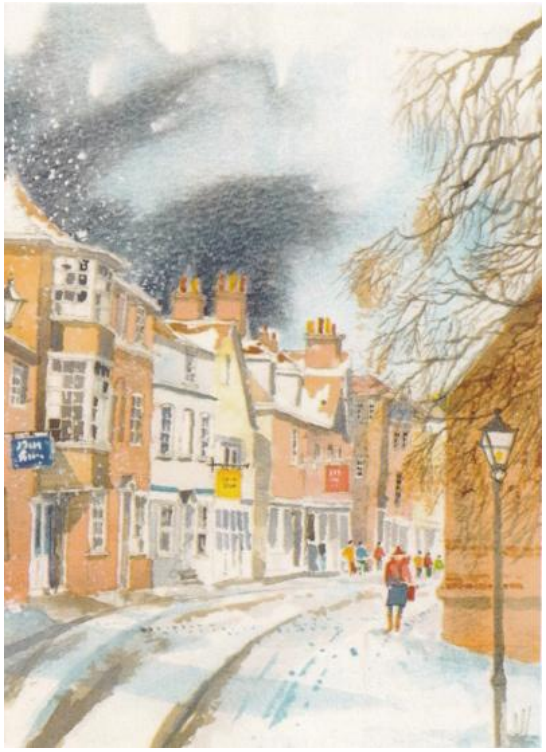
10. Bronze falcon, Sylvia Landsberg 1986. Queen Eleanor's Garden behind the Great Hall.

11. Intersection Cathedral buttresses and Casson's post and beam by Holger Lonze. St. George's Street.

12. Virgin and child c 1387. Above entrance to Winchester College, College Street.

Trust Christmas Cards - TrustNews Dec 24

This year's Christmas cards are on sale now.





The Trust's Christmas cards are available in two designs and two sizes this year. Both feature watercolour paintings by Keith Leaman. The larger size is A5 in size and show a charming and colourful view of a snowy Great Minster Street, while the smaller design is A6 and shows St Thomas Passage in the snow. Both come in packs of 10 cards with envelopes. The message inside says:

With good wishes for Christmas and the New Year.

The cards can be purchased from our online shop at:
www.cityofwinchestertrust.co.uk/shop

or in person from the Trust office on Mondays and Wednesdays between 10.15am and 1.15pm.

...and another mystery photo from our archives - TrustNews Dec 24



On trawling through the archives to select images for the exhibition (see page 4), I came across one or two that I couldn't place, says Keith Leaman. One in particular that intrigued me was this one, taken somewhere in the Cathedral Outer Close. I can't pinpoint the location, or work out what it can be. Maybe some kind of boiler house? Any ideas gratefully received!

Central Winchester Regeneration - TrustNews Dec 24

Richard Baker with an update.



The new Friarsgate Park Photo WCC and Jigsaw

Jigsaw, a consortium appointed by the City Council in March 2023 to carry out the regeneration and development of the Central Area, gave an update to Council Cabinet on 15 October.

They reported on the programme of community engagement they had undertaken, the archaeological dig and family day and the establishment of Friarsgate Park for community use following the demolition of Friarsgate Medical Centre.

The next stage will be the preparation of the Development Delivery Plan. The Plan will draw upon the Supplementary Planning Document for the area, adopted in 2018, and policies and proposals in the Reg 19 Local Plan. The underlying drivers of the Plan will be sustainability and social value.



The Central Winchester Regeneration site. Photo Winchester City Council



Family archaeology day, September. Photo WCC and Jigsaw

The content of the Plan will cover the results of community engagement, archaeological investigations and market understanding. It will cover principles of design, infrastructure, movement, planning and delivery. Financial and commercial matters are likely to be considered in exempt business.

The Plan will be presented to Council on 11th December.

More information on the plans for the central area can be found on the project website: winchesterregeneration.co.uk

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Station Approach - TrustNews Dec 24

The Trust has responded to the concept masterplan.



The Station Approach area. Taken from WCC Station Approach website

The Trust has submitted a detailed response to the City Council's 'Concept Masterplan' for Station Approach, which was published for comment in September.

In our response we said that there was much in the concept masterplan that the Trust would support. However, we felt that there were some significant omissions, and the Trust's view is that it would not be a suitable masterplan to accompany tender documents to select developers for the main sites, nor a suitable document to secure funding, programming and the implementation of improvements and revised movements patterns within the public realm.

The Trust feels that the brief given to the Project Design Team might have been lacking, as what has been published does not include all of the requirements for masterplans set out in the supporting text and policies of the emerging local plan.


The Station Approach area today. Taken from WCC Station Approach website

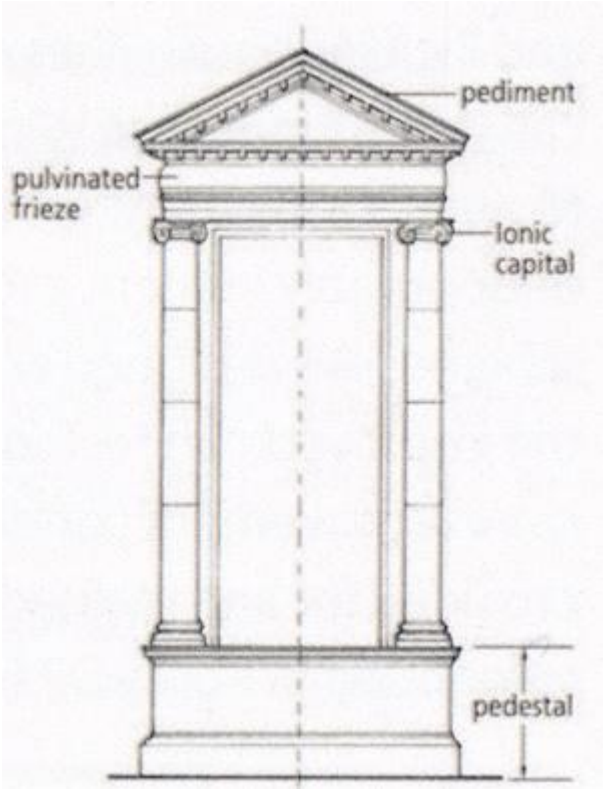
What needs to be included in all masterplans and specifically in the Station Approach Regeneration Master Plan is set out clearly in the supporting text and policies in the recently published Regulation 19 Local Plan, namely Strategic Policy

D2 (Design Principles for Winchester Town), Strategic Policy D5 (Masterplans) and Policy W8 (Mixed Use Allocations: Station Approach Regeneration Area).

Also, the Trust considers that the design process, which includes the development of a masterplan, should take the opportunity to make progress towards the aims of the adopted Winchester Movement Strategy and LCWIP (Local Cycling and Walking Infrastructure Plan), and include possibilities and options that can come forward as Winchester Movement Strategy 'proposals'. These will undoubtably influence the way detailed schemes are designed and how and when the improved connected public realm and its new movement patterns are designed, provided for and realised. This is recognised in Policy D2 (viii).

Our response concluded by saying that to make the concept masterplan acceptable it will need to be supplemented with a lot more specification in terms of quantum and quality of development and more contextual analysis, and its study area should be drawn much wider to show connections to destinations and possible options for change to traffic flows in the area which will materialise from the adopted Winchester Movement Strategy. Also, the responsibilities and commitments of public authorities and other parties should be clearly set out before invitations to tender are issued to developers.

Aedicules* in Winchester - TrustNews Dec 24



*According to the Dictionary of Architecture compiled by James Stevens Curl, 'an aedicule is an architectural frame around a doorway, niche, or window-aperture consisting of two columns or pilasters over which is an entablature with pediment, like a miniature distyle building: such an opening is said to be aediculatedn'. There are a surprising number of aedicules in Winchester, including more recent interpretations by Thomas Stopher and Sir Colin Stansfield Smith.







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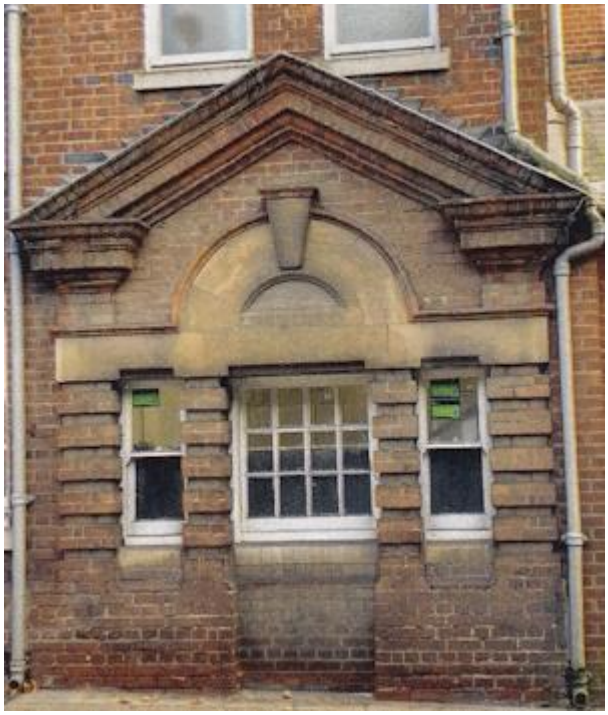



Footer - TrustNews Dec 24

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