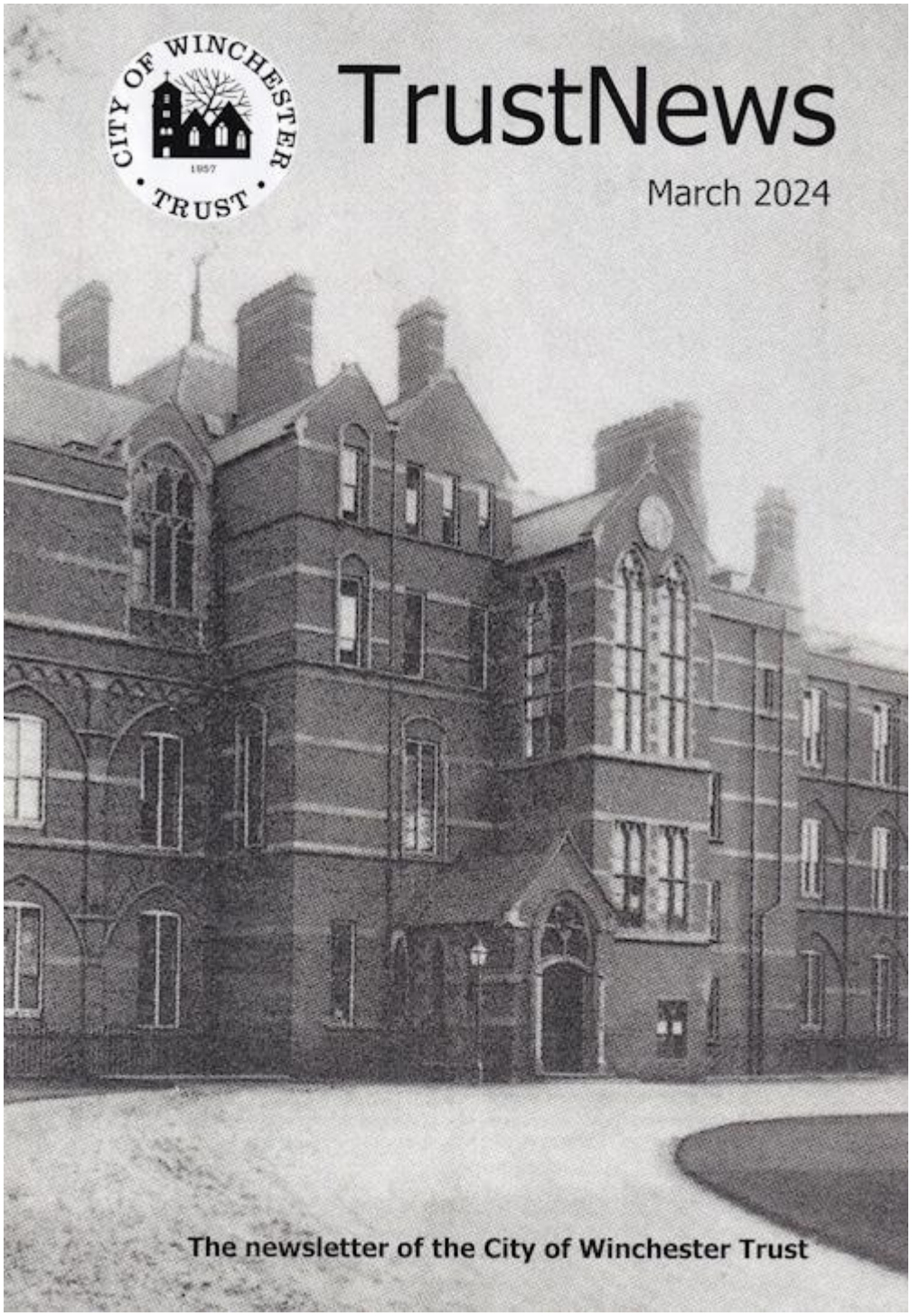
The Butterfield Wing, Royal Hampshire County Hospital - TrustNews Mar 24



The Butterfield Wing, Royal Hampshire County Hospital c 1870 (Photo City of Winchester Trust)

Chairman's Jottings - TrustNews Mar 24


Ward at RHCH c1895 (Photo City of Winchester Trust)

Once again Winchester is on the move with yet another round of development proposals being prepared both in and around the City. I thought it might be useful to set out just what is happening to give some idea of the impact on Winchester that is likely to happen in the near future. More detail on the Central Area and Station Approach can be found in the article on page 10, while on page 14 Richard Baker writes more about development in the north of the City.

Station Approach

Winchester architects Design Engine have recently been appointed to undertake a master plan that involves the Carfax and Cattle Market sites and the road network that links the area. It is good to see Design Engine involved. They are an excellent firm with imagination and flair that produces work of a high. I hope the local authority briefing is equally imaginative.

Central Area of Winchester

The Jigsaw Team was appointed a little while ago , so I assume they are well on the way to producing ideas on how to develop this important site close to the City centre. As the title implies, the Jigsaw team is a number of firms bringing together the different disciplines necessary to develop the site.


Aerial view of the city of Winchester
Photo courtesy of Atmosphere Balloons https://atmosphereballoons.co.uk

There is one area of the overall site that is not controlled directly by Winchester City Council, and that is the St Clements surgery building that will shortly be becoming redundant as a result of the construction of the new surgery on the corner of Friarsgate and Upper Brook Street (see article on page 3). This therefore will be developed independently of the rest of the area.

Bushfield Camp

I am sure that most people in Winchester are aware that an application has recently been submitted to Winchester City Council for a large complex of predominantly business use buildings backed up by a number of supporting use buildings. The City of Winchester Trust has objected to the proposal for a number of reasons. If this scheme, or a revised proposal for this sensitive site, were given permission, problems would be created for not only the immediate area but also for the whole of Winchester.

Sir John Moore Barracks

An outline planning proposal for developing this northern area of Winchester is currently underway. it is a large site that has a number of existing uildings designed for use by the military. If the site receives planning permission then it is likely to generate a considerable amount of traffic.

Other development possibilities

These are currently the main development areas around Winchester. However there are a number of other sites that are or may be under consideration, to name a few - the redundant leisure centre, Winchester hospital and Winchester prison.

This listing of existing and possible future development sites indicates future growth potential in and around Winchester. This will be demanding in planning terms, and yet there is no master plan for the City, or any strategic plan to understand the impact that such growth is likely to have on Winchester. Such a plan is an essential tool for a number of reasons, for example traffic movement, planning bus services, health requirements, general services, water and sewerage requirements, shopping expectations, landscape impact, and so on.

I have heard the argument that the local plan is good enough to control growth. I would consider it a broad brush plan which lacks the detailed work needed to evaluate the likely impact and control of foreseeable growth. Perhaps there is a good reason not to bother with a master plan, in which case it would be good to hear that case from our local authority.

Keith Leaman

Winchester New Surgery - TrustNews Mar 24

Sam Callow, Assura plc.



Construction of new St Clements Surgery

Construction of the new St Clements Medical Practice in Winchester is well underway. The multi-million-pound building is being developed by Assura plc on the former car park site on the corner of Friarsgate and Upper Brook Street, and will replace the current St Clement surgery on Tanner Street.

Assura is a Real Estate Investment Trust specialising in the investment and development of primary care and community facilities. Winchester City Council agreed to sell the site to Assura in 2020 to enable the project to go ahead, with previous well-publicised efforts to deliver the scheme dating back over 15 years. Construction work began in March 2023 and is due to complete in Autumn 2024.

Works are progressing well onsite with the substructure, drainage, steel frame and roof deck complete. The steel framing system, external facing brickwork and insulation are underway in preparation for the window installation and commencement of internal works.

The new development will include state of the art accommodation for staff and patients, featuring 15 consulting rooms, 3 treatment rooms, admin facilities and larger reception and waiting areas. The building also includes an interactive health hub, space for Primary Care Network Services, a Chiropractor plus other ancillary health services. Expansion space has also been built in for additional services to be delivered from the newbuild in the future.

The medical centre will be delivered to the latest sustainability standards and energy efficient with a BREEAM 'Excellent' rating for its performance. It will have the ability to generate onsite energy through the installation of PV Panels on the roof and is designed with regard to Net Zero Carbon principles.

Further information and progress updates can be found on the practice's dedicated project website: www.stclementsmedicalbuild.co.uk.

Planning Application Group - TrustNews Mar 24

We report on a controversial application.



30 Bereweeke Road Photo: R Baker

Much concern has been expressed about a planning application submitted by Alfred Homes to demolish a large Edwardian house at 30 Bereweeke Road and replace it with a development of seven houses. This scheme has received publicity both in the national press and the Hampshire Chronicle.

The Trust objected to the application (23/02738/FUL) on the grounds that no evidence had been provided on the condition of the house, the feasibility for its continued future use and the adverse impact the scheme would have on the character of the local neighbourhood. A major concern of the Trust is the precedent that would be created if this application were to be granted permission. Bereweeke Road is on a ridge that has large Edwardian houses and gardens set amongst mature trees that provide the landscape setting both to Peter Symonds College playing ï¬elds and the west of the City. This character is very similar to that which was enjoyed by Chilbolton Avenue before it was eroded by piecemeal backland development.



Development at Chilbolton Avenue seen from Royal Winchester Golf Club
Photo R Baker

Other erosion of character has taken place elsewhere in the City. Meadowlands, a large fine house in generous grounds in Stockbridge Road, was demolished and replaced by large closely packed detached houses with small gardens. Elsewhere in St Cross in a conservation area, a similar development has paid no acknowledgement to the surrounding village character.

All these insensitive backland developments have been granted planning permission.

There is a place for backland development, but it needs to comply with existing planning policies (DM 15 and 16) that require development to contribute to the character and appearance of the local area in terms of design, scale and layout. In a conservation area such developments must preserve and enhance the area.

If the development requires the demolition of a property, this raises another issue. The aim of Winchester City Council in the current Local Plan Review is to make sure that development is sustainable and helps to address it should adopt a policy that requires and promotes the retrofitting of existing buildings over demolition and rebuild.

Summer Walks programme 2024 - TrustNews Mar 24

A walk through the private part of Winnall Moors

Thursday, 23rd May at 5pm

Duration: An hour and a half

Numbers: Maximum 15 people

Meeting place: Along Nun's Walk past the old Leisure Centre. Exact location to be confirmed to participants.

Sam Martin, of the Hampshire and Isle of Wight Wildlife Trust, will lead a walk through this wildlife haven in the middle of Winchester. Good shoes/ boots recommended.

Participants will be asked to contribute an extra £5 to the HIWWT.

College's War Cloister, the largest private war memorial in Europe

Thursday, 6th June at 6pm

Duration: An hour to an hour and a quarter

Numbers: Up to 20 (but could be more)

Meeting point: Winchester College Porter's Lodge, College Street

Christopher Normand, Director of Winchester College Society, will guide us through the development, design and recent conservation of the College's war memorial.

Votes for All: Winchester’s Conservative Land Society

Thursday, 13th June at 6pm

Duration: An hour and a quarter

Numbers: Up to 20

Meeting place: Christ Church, Christchurch Road

City of Winchester Trust Trustee Judith Martin researched and wrote a Hampshire Paper on local architect Thomas Micklam in 2018, in the course of which she uncovered this little-known Victorian organisation. Their Winchester estate will be the focus of this walk.

A walk around West Hill

Thursday, 27th June at 6pm

Duration: An hour to an hour and a half

Numbers: Up to 20

Meeting Place: Guard House, Peninsula Barracks, Romsey Road

A hilly but gentle route led by Richard Baker to visit West Hill Cemetery, Winton Chapel (University), the County Hospital, the Prison and St James's Cemetery.

Parchment Street

Thursday 4th July at 6pm

Duration: About an hour to an hour and a quarter

Numbers: A maximum of 15 people (due to traffic)

Meeting place: Outside WH Smith

An opportunity to look at Parchment Street with fresh eyes in the company of Clare Dixon, Winchester City Tourist Guide

Jane Austen & her Winchester Connections

Thursday July 11th at 6pm

Duration: An hour and a quarter

Numbers: Up to 20

Meeting place: Outside the Guildhall by the entrance to the Visitor Information Centre

Jane Austen did not just come to Winchester to die in 1817. She, her family and friends had many connections with the city which this walk will illustrate. Geraldine Buchanan is our guide.

A tour of Magdalen Hill Down

Thursday, 18th July at 5pm

Duration: An hour and a quarter

Numbers: up to 20

Meeting place: Park on the track just to the right of Magdalen Hill cemetery.

Magdalen Hill Down is a chalk grassland nature reserve managed for its diversity of butterflies. Fiona Scully from Butterfly Conservation will be guiding us on a walk to explain about the wildflowers and specialist butterflies that live here. Good shoes recommended.

From conception, through development, to completion: the story of the new University of Winchester building

Thursday July 25th at 6pm

Duration: An hour and a quarter

Numbers: up to 20

Meeting place: In front of the new University building on Romsey Road

A guided tour to explain the original purpose of the building, the connection with the public realm and how the building fits together. Guided by Justin Ridgment, Director of Estates & Facilities and Mark Butt, Head of Estates Capital Programme, University of Winchester, we will explore the publicly accessible areas, including the top floor terrace with long-reaching views South.

A donation to the Trust of £5 per person is requested for each walk.

This year for the first time you will be able to book and pay online. Details to follow, but you can still book by emailing Tessa at secretary@cityofwinchestertrust.co.uk and bring your payment in cash on the day.

Winchester College Treasury - TrustNews Mar 24

Suzanne Ceiriog-Hughes on the College's museum.



Winchester College Treasury Photo Winchester College

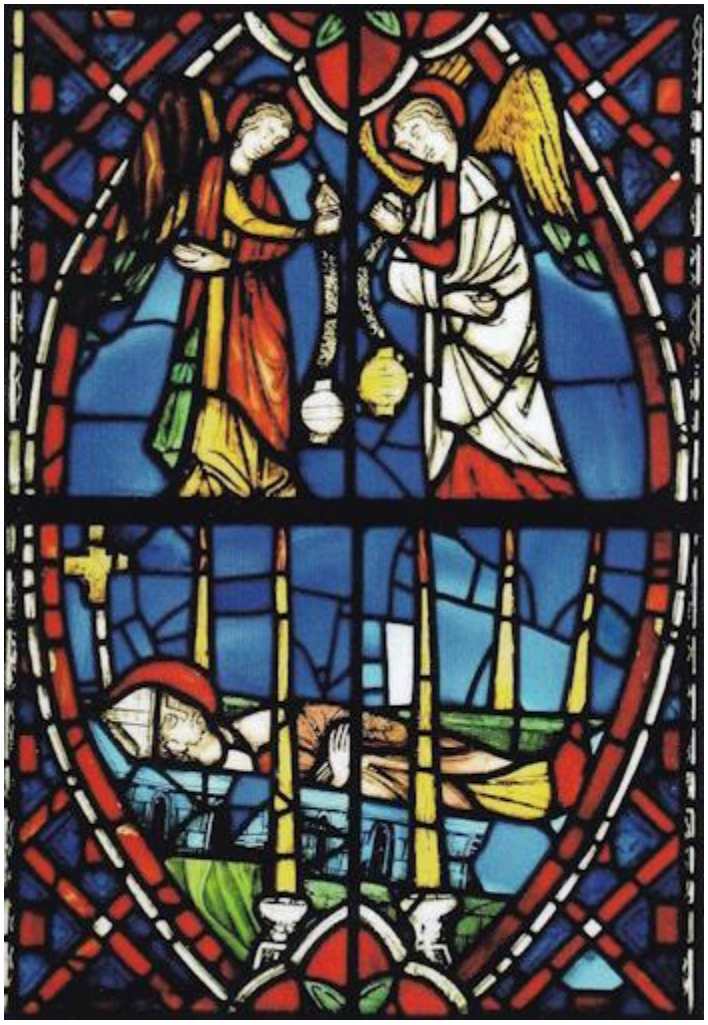
Since its foundation in 1382, Winchester College has acquired many objects of historic and artistic significance. A selection of these is on permanent display in the Treasury museum, housed in the College's medieval stables. The Treasury opened to the public in 2016, and with over 12,000 visitors a year, it has become an important part of the city's cultural offering.

The College has a significant collection of early English silver, including Election Cup, given to the school in 1555. Election is the examination in which new scholars are admitted to the College, and the Cup presides over some of the ceremonial aspects of Election to this day. Believed to date from the second half of the 15th century, it is one of only a handful of comparable medieval cups to survive.

Other highlights include a stained-glass window made in the 1240s for the Lady Chapel of Saint Germain-des-Pres, a Benedictine abbey in Paris. Made only a few years after those of Chartres Cathedral and exactly contemporaneous with those of the nearby Sainte-Chapelle, the windows are among the most important examples of the Early Gothic style.



The Election Cup Photo Winchester College



The St Germain-stained glass window Photo Winchester College

The Chinese gallery contains ceramics from the Tang, Song, Ming, and Qing dynasties, spanning over a thousand years of history. They were given to the College in 1978 by the Duberly family, in memory of their son James, a former pupil, who died in the Second World War.

The largest gallery in the Treasury is devoted to the Ancient World, displaying the collection of Greek vases which the school bought as a teaching collection in the nineteenth century. In addition, there are artefacts from Ancient Egypt, pottery from the Cyclades, Roman and Etruscan bronzes, and coins from India.

Treasury also has special exhibitions several times a year. Currently, the focus is on the centenary of the College's war memorial, War Cloister, designed by Herbert Baker and described by Rudyard Kipling as 'incomparably the best of all the War Memorials'. *

The Treasury is open to the public from 2-4 pm every day and entry is free. In the mornings, it is used for educational activities by pupils at the College, and by many visiting schools. Guided tours for special interest groups are also provided in the mornings, free of charge.

For more information, see the 'Welcome' section of the Winchester College website, or follow them on 'X' @WinCollMuseums.

** See page 6 for details of our summer walk around the War Cloister.*

Winchester Regeneration - TrustNews Mar 24

John Hearn and Richard Baker with updates on progress.



The Station Approach project area, taken from the Station Approach Project Update presentation prepared for the WCC Cabinet Committee: Regeneration. 8th February 2024

Station Approach

Since the update in December's TrustNews, Winchester City Council has appointed Design Engine Architects to produce a concept master plan. Design Engine are joined by New Masterplanning, Urban Movement, Arup and Steve Bee Urban Counsel, who together will form the 'design team' for the Station Approach Study Area. Design Engine Architects is a well respected award-winning practice which has undertaken many projects within the city, as well as nationally and internationally.

The winning of the masterplan contract by Design Engine was widely reported in the Hampshire Chronicle just before Christmas.

Early in March the design team are to stage a workshop with various stakeholders, Councillors and WCC Officers who together form the Station Approach Reference Group. The Trust is represented on this group.

Following this, in the early Summer, the design team will organise community and stakeholder engagement on the developing concept masterplan.

John Hearn



Demolition of the old Friarsgate Medical Centre Photo R Baker

Central Area

Demolition of the old Friarsgate Medical Centre is almost complete and hard and soft landscaping works will be carried out from March to June to create an interim activity area.

Work on four archaeological trenches has been carried out and the post excavation stage of the processing of finds is underway which will lead to the preparation of a detailed assessment report.

Jigsaw, the Council's developer, completed a series of workshops, carried out between September and December last year. The workshops looked at a number of themes: Design & Heritage + Culture, Movement & Transport, Housing, Mix of Uses and Sustainability & Community Engagement.

The developer will now prepare a development brief which will be part of a Development Delivery Plan to be presented to Cabinet in July for approval.

Richard Baker

William Butterworth and the Royal Hampshire County Hospital - TrustNews Mar 24



The newly built hospital c.1870 Photo © Hampshire Cultural Trust

Judith Martin on a unique building

The future, or the fate, of the RHCH is much in the news just now, so it's perhaps worth taking a look at its origins.

Winchester had the first county hospital to be founded outside London - in Colebrook Street, in about 1730. Not long after, in 1758, it moved to a fine new building by John Wood of Bath, in Parchment Street.

A final move was required, however, because of problems with the drains. As Otterbourne author Charlotte M. Yonge wrote to a friend in 1861, "The matter with Winchester is overbuilding - the Itchen supplied all drainage while the place was of moderate size, but it is now too big for that... the Cathedral people have been trying for years to get a general town drainage...". The long struggle against the Muckabites is well known.

The hospital governors decided to move in 1862; chairman of governors was Sir William Heathcote, of Hursley Park, who was a friend of Florence Nightingale and also of the Reverend John Keble of Hursley, a leading light in the Ecclesiological movement, which came to be identified with Gothic architecture.



The foundation stone for the hospital in Parchment Street,
now located next to the main entrance of the RHCH Photo J Martin

William Butterfield has been somewhat eclipsed in architectural history by famous names such as Gilbert Scott or Norman Shaw, but he was a prolific builder of churches in the Gothic revival mode, influenced by the moral rigour of Ruskin and Pugin. Scott called him the architect of the "High Church Party". Shaw said of the Gothic revivalists, "we are all in much the same boat, except Butterfield, who is in a boat of his own, all by himself." Pugin, of course, famously would go out literally in a boat of his own, all by himself, when work and domestic pressures became too much.

Architectural historian James Stevens Curl, (late of this parish; some members might know him) writes that he was "the High Victorian Goth". His biographer Paul Thompson, in 1971, described him as "a genius of polyphonal colour and abstract geometrical shapes" and also "a protege of Tory landowners".

When All Saints church in Hursley was rebuilt in 1847, Butterfield designed the glass. Also through Heathcote, Butterfield designed the Crimean War Memorial in Winchester College Chapel. So Butterfield would seem to be an obvious choice of architect for the new hospital. He had designed at least two churches in Hampshire, and would go on to design several more, although Pevsner says none of his churches in the county are as good as the hospital.

The red brick of the hospital, with black diaper patterning and Bath stone bands, is familiar now but would have been startling at the time. Also surprising is the plan, a central block with wings, commended by Florence Nightingale as a "model hospital" despite departing from her preferred pavilion layout. She declared herself "quite delighted". Queen Victoria approved, contributing £200, with the promise of a further £100 a year if the hospital would treat patients from the Isle of Wight - hence the Royal accolade. Butterfield's biographer quotes a report of 1879 which says the drainage, with its threefold separation of sewage, rainwater, and bathwater, was "far in advance of the general practice of the time".

So the anti-Muckabites had triumphed and Winchester had its fine new hygienic hospital. Butterfield had incorporated a magnificent chapel for the moral wellbeing of patients that was so important to the governors, but discussion of that must wait for another time.

Development North of Winchester - TrustNews Mar 24

Richard Baker on new developments affecting the north of the city



Recent attention has been directed to the impact that the proposed development of Bushfield Camp would have on the south side of Winchester.

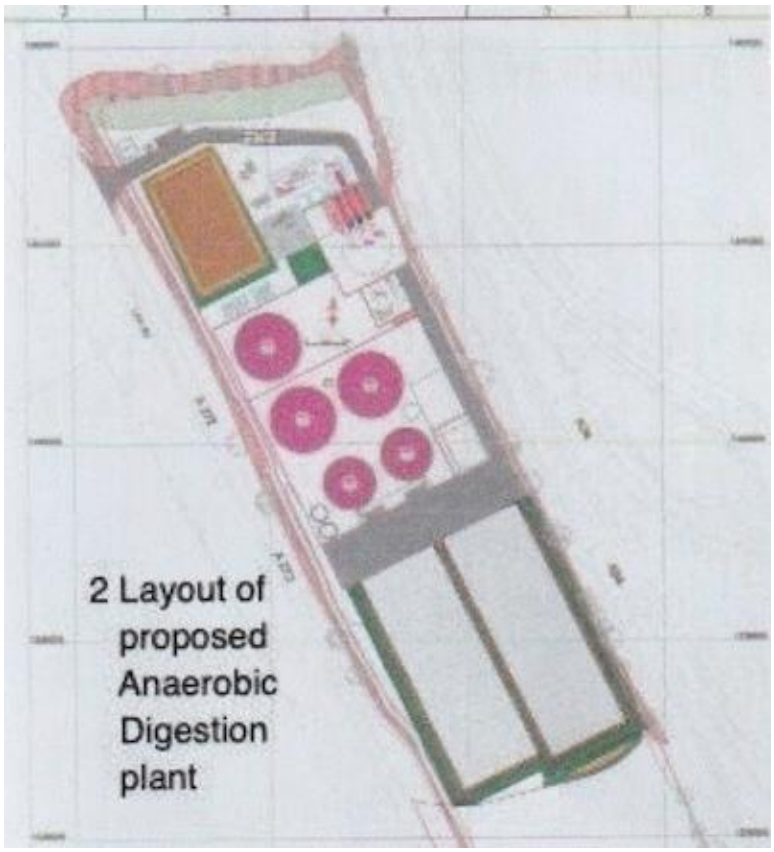
On the north side of the City, planning approvals and proposals are developing a 'green industrial zone' north of Three Maids Hill on land between the A272 and the A34. The first scheme (WCC 20/01775) is a solar farm that has been established on 45 hectares of land in two parcels, south west of the Water Tower at South Wonston.

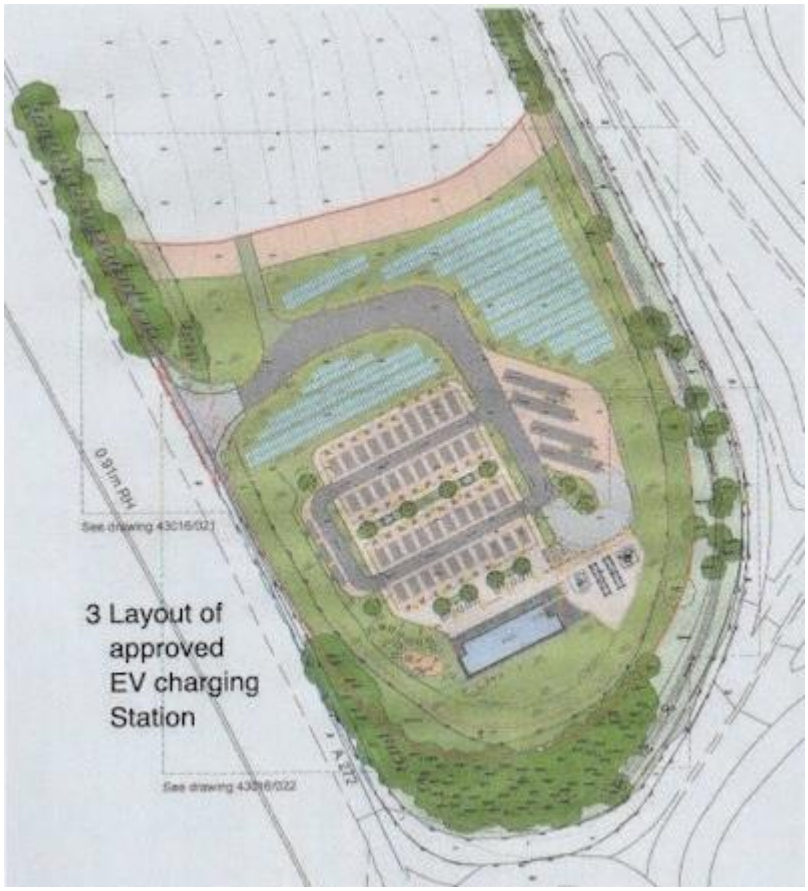
South of the solar farm on 5 hectares of land, an application (HCC 2023/0256) for an Anaerobic Digestion facility has been submitted.

This development will produce biomethane and digestate for fertiliser and CO2 for industrial purposes. The third scheme, a 1.8 hectare site in this area, has been granted permission (WCC 23/01594) for an Electric Vehicle charging station with solar panels on the north side, charging bays for 33 cars, four vans and four HGVs, a restaurant, outdoor seating and a play area.

To the east on Down Farm Lane, on 2.7 hectares, an application for change of use (HCC 2023/0521) has been made from motocross to a construction, demolition, excavation and waste management recycling facility.

To the south of Three Maids Hill, off the Andover Road is t he 86 hectare site of Sir John Moore Barracks, home to the Army Training Regiment. The Regiment is moving to Pirbright in 2024-26. The Defence Infrastructure Organisation, responsible for the site, is commissioning the production of a masterplan for a mixed use development that is scheduled to be submitted to the Council next September.





Looking at the map of the area, the future of approx.160 hectares of agricultural land bounded by the A34, the railway, Well House Lane and Andover Road, containing a sewage works near the south west corner, needs to be considered in the current Local Plan Review, along with a reappraisal of Andover Road serving development north of Winchester.

New Talks Programme - TrustNews Mar 24

We are pleased to announce a new programme of talks for the spring and early summer. The talks are open to all, members and non-members, and there will be a small charge to cover admin, venue and refreshment costs.

Further information on times, venue, how to book etc will be announced shortly.

Thursday, 11th April

The Upper Itchen Valley.

This talk will cover some of the history and lives of people in the villages of the Upper Itchen Valley, that have been touched and influenced by national events.

Speaker: Richard Baker

Tuesday, 14th May

The story of St. John's Street in the Soke.

St. John's is a special part of Winchester. Every age has touched it, from the Roman legions to the founders of the City of Winchester Trust.

Speaker: Elizabeth Proudman

Wednesday, 26th June

Fulflood & Weeke.

This talk will look at the growth of these neighbouring, but very different communities up to 1914. The talk will shine a light on the lives of the people who made Winchester's north-western suburbs their home.

Speaker: Derek Whitfield

Hampshire Gardens Trust - TrustNews Mar 24

Sally Miller, Trustee, outlines the history and work of HGT in its 40th year



Queen Eleanor's Garden, opened in 1986
by Queen Elizabeth the Queen Mother Photo Hampshire Gardens Trust

The Trust is celebrating its 40th birthday this year! It was founded when groups of influential people began to realise that many of Hampshire's historic parks, gardens and designed landscapes were disappearing. In 1984 Historic England launched its 'Register of Parks and Gardens of Special Historic Interest in England'.

There are 70 HE listed sites in Hampshire but more of local significance. In the 1980s work began to identify them. That work resulted in 2000 in the Hampshire Register of Historic Parks and Gardens, held by Hampshire County Council, with

over 800 entries. in 2010 the Trust took over responsibility for the Register (see research.hgt.org.uk)

Our key purpose is to protect our historic gardens and to monitor planning applications that might adversely affect them. The potential risks are many: degradation, sale or development-led 're-purposing' and surrounding development which might harm the setting of an historic landscape.



Redbridge Primary, Southampton, 2023, 'Contemplation!' Photo Hampshire Gardens Trust

The Trust has also been influential in the creation of new gardens for public enjoyment such as Queen Eleanor's Garden, Dean Garnier Garden, Hyde Abbey Garden, the Porters Garden in Portsmouth's Historic Dockyard and the restoration of others such as Townhill Park in Southampton. Queen Eleanor's Garden was an early triumph. Designed by Sylvia Landsberg and created in partnership with Hampshire County Council, it put the Trust firmly on the map.

Early on we began to offer advice and small grants to schools for the creation of environmental areas and gardens linked to learning. There have been various iterations of this work over the years: now we have the 'Edible Playgrounds' project. We co-fund experienced gardeners to work with the children, involving school staff, PTAs and volunteers. These are sustainable and replicable projects which have generated a 'template' for interested schools to follow. Now we are working with three schools with a high proportion of children attracting the pupil premium: Oliver's Battery in Winchester, Redbridge in Southampton and Beacon View in Portsmouth. Children who have little access to gardens or green space grow and eat vegetables often new to them. The life in the soil is a wonderful new world: at one school all worms are called 'Bob' for reasons known only to the children! This programme always welcomes new volunteers. Do contact us if that's you.

For Trust members, we arrange private visits to gardens, some not open to the public and other events. This year will include a 'Birthday' event in May with our president Alan Titchmarsh.

2024 will be a busy year for Hampshire Gardens Trust, so come and join us!

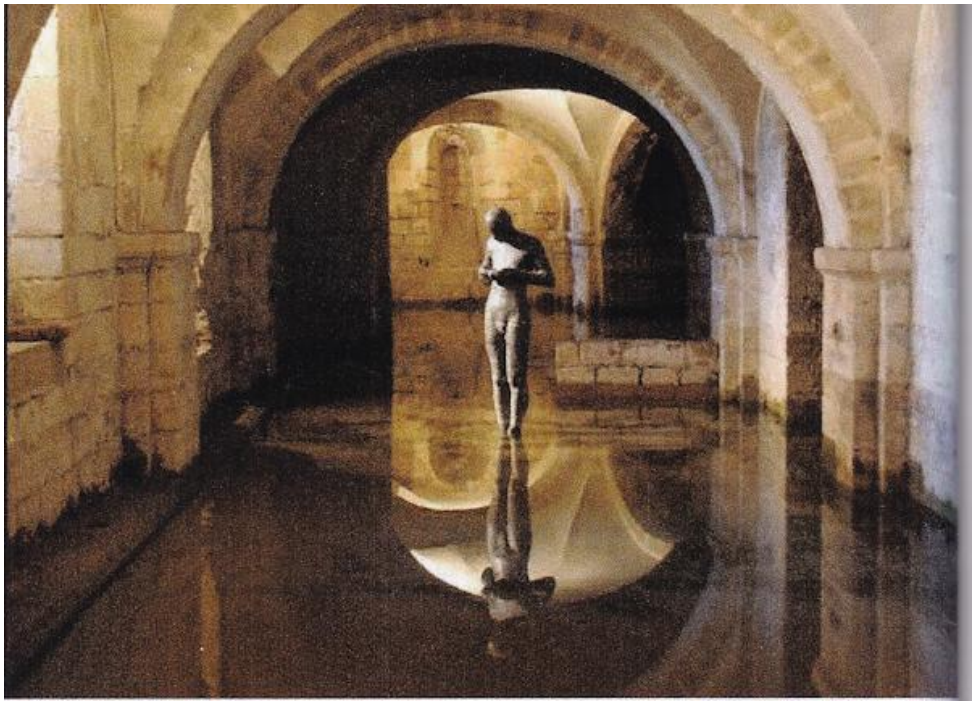
Sculpture in Winchester - TrustNews Mar 24



Beggar statue at West Downs Building, Winchester University



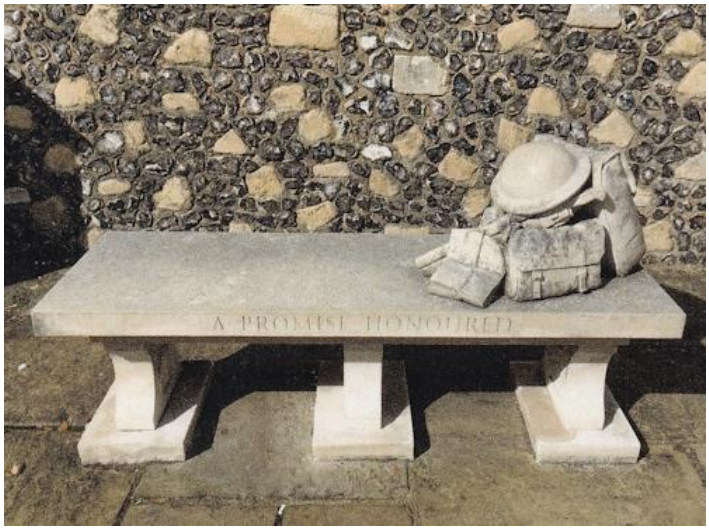
King Alfred Statue, Broadway



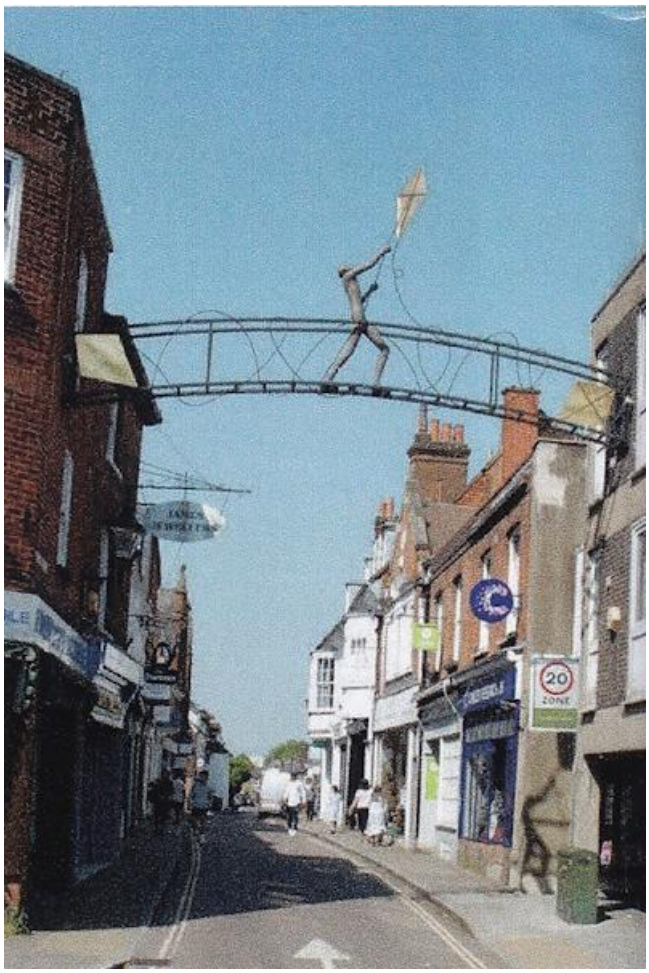
Sound II Sculpture in Winchester Cathedral Crypt



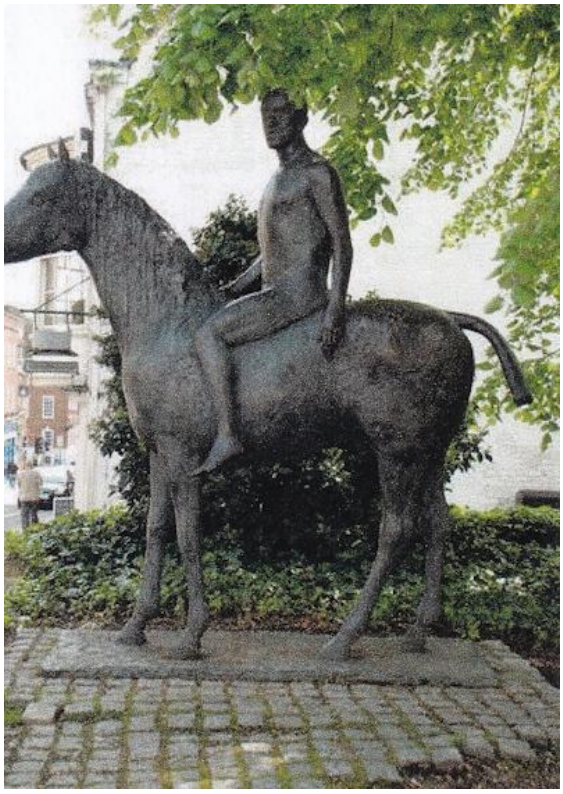
William Walker Statue outside the Winchester Cathedral gift shop



Morn Hill Memorial outside Great Hall



Kite flyer Parchment Street



Horse and Rider Statue High Street



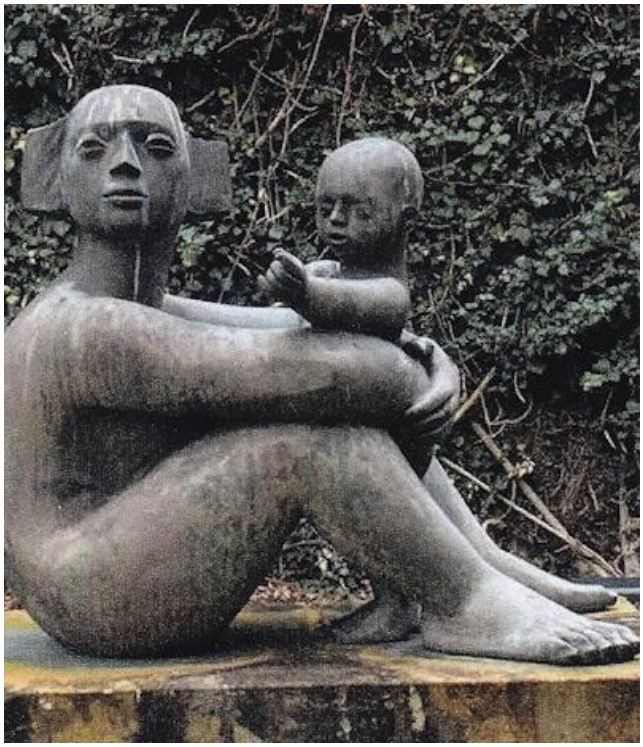
Licorica of Winchester Statue Jewry Street



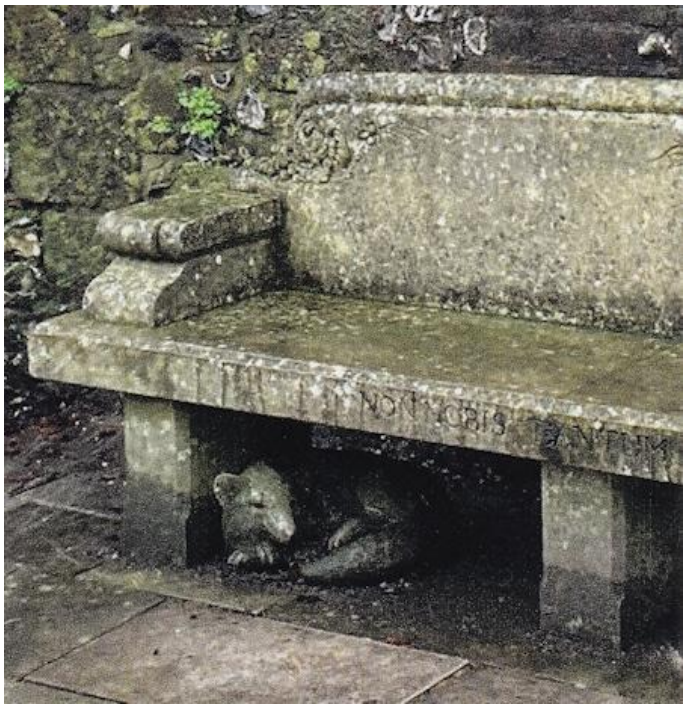
War Memorial in Winchester Cathedral Outer Close



Colonel Guy Baring Statue, Winchester Cathedral



Mother and Child Sculpture Hampshire Record Office



Seat Sculpture, Dean Garnier Garden



Fish Sculpture, Dean Garnier Garden

Footer - TrustNews Mar 24

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The City of Winchester Trust Ltd, Winchester Heritage Centre, 32 Upper Brook Street, Winchester, SO23 8DG

Tel: 01962 851664 - e-mail: secretary@cityofwinchestertrust.co.uk -- www.cityofwinchestertrust.co.uk

President: Professor Joy Carter CBE DL, Vice-Chancellor, University of Winchester

Chairman: Keith Leaman Hon Treasurer: Margaret Lancaster Secretary: Tessa Robertson

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