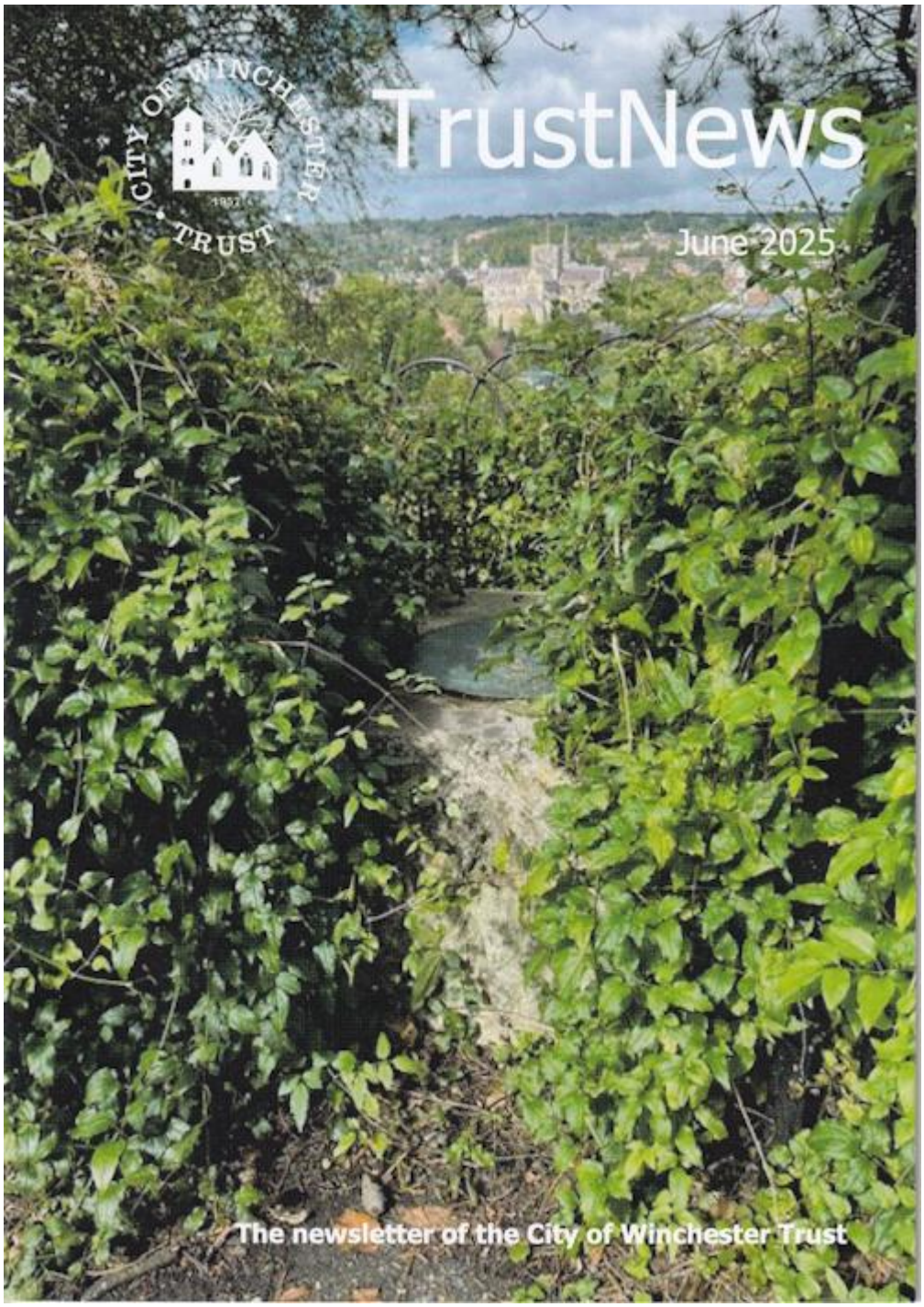
View from St Giles Hill Park - TrustNews Jun 25



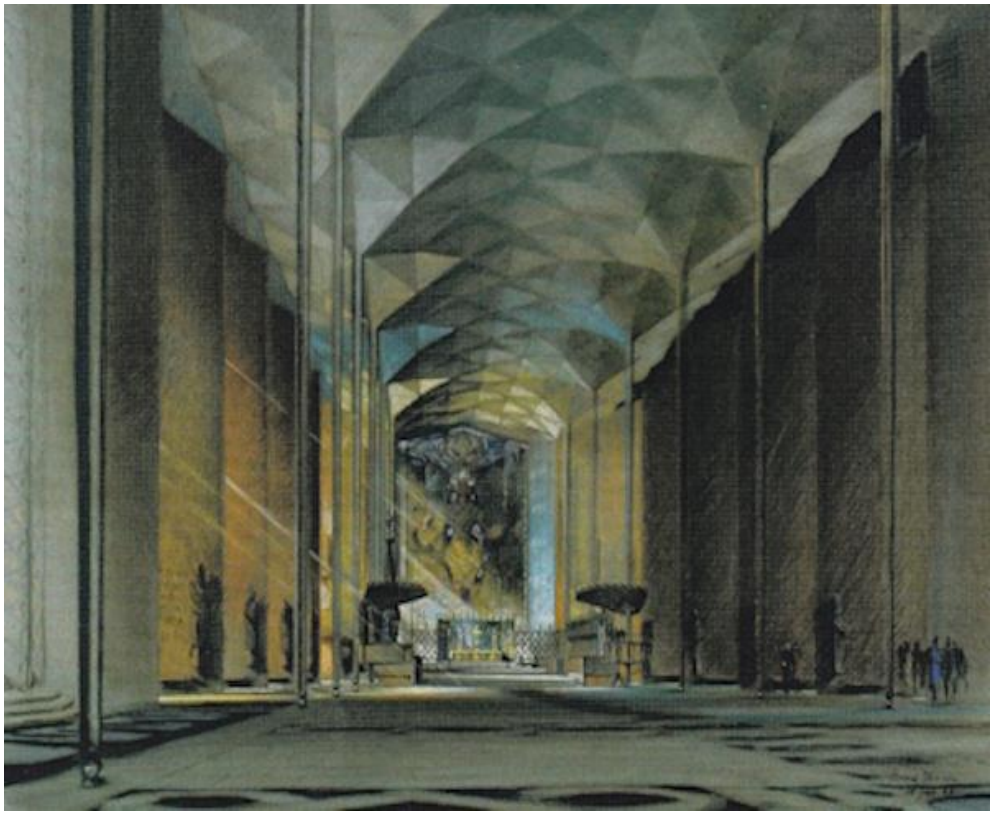
View from St Giles Hill Park (Photo Friends of St Giles Park)

Chairman's Jottings - TrustNews Jun 25


Winchester Cathedral with the Visitor Centre on right (see tribute to Keith Leaman)

The Past, Present and Future

I start by way of an introduction to you all in this edition of TrustNews with a reflection triggered by the recent events marking the 80 years since VE Day. I was in conversation with Keith Leaman about buildings we have personally been involved in making as architects in Winchester (maybe something for a future edition!) and I found out Keith started his architectural career with Basil Spence on the rebuilding of Coventry Cathedral after the war. I was at school in Coventry in the 1970s and would walk into town and sketch the cathedral, with its Sutherland tapestry, when it was all still so modern and new. I have since revisited the 'new' cathedral many times which has mellowed and is now seen by many as a 'heritage' building of significance in the heart of the historic quarter of that city. It is interesting how such buildings have resonance in the living memory of a city and also how the present can so quickly become part of the past!



Design for the Cathedral Church of Saint Michael, Coventry
perspective through nave towards altar,15 February 1953 by Sir Basil Spence RA (1907 - 1976)
From the collection of the Royal Academy of Arts, Copyright the Artists Estate

Thankfully Winchester was not devastated like Coventry during the second world war and we still have much of our historic city and ancient cathedral intact today. I know the Trust, which was established back in 1957 in those post war years, very much placed its part in conserving the distinctive character of the city as well as championing high quality for new buildings, as demonstrated most recently in the 2024 Design Awards. Hopefully you are aware that the Trust is currently making representations at the Local Plan examination in public enquiry (see page 3) and watching carefully what is happening with the Hampshire and Solent devolution and local government reorganisation.

In taking on the role of Chair I am keen that the Trust continues to offer its advocacy and sound judgement on all things past and present, and to articulate what good looks like for the city going forward. Not only for the buildings but as importantly for their settings: the streets, the public realm, the landscape and the natural environment, including those wonderful chalk streams and waterways that thread throughout our city. This has drawn the Trust inevitably into discussions about more thorny issues, such as access, traffic, movement and new housing development in and around the city. There is growing awareness of how these issues impact directly on people's lives, their health and wellbeing, as well as of course, on the quality of Winchester as a place, the fabric of the historic city and the economy it supports. I am keen that the Trust engages in all this in a positive, forward looking and collaborative way. I am aware that to do this well we will need to draw on and grow

our existing membership and develop our relationships with partners, key decision makers, landowners, developers and their designers.

We are in the process of sense checking what we prioritise and will be putting together a plan for the Trust for the coming two to three years. Please do get in touch directly if you would like to get more involved in what we do currently, such as our policy and planning advisory groups or our events and activities, or if you have ideas of what we could do differently or better for the future. Finally I would like to pay tribute to Keith Leaman for his expert chairmanship of the Trust for the last fourteen years. You can read more about Keith and his time with the Trust on page 4, but I know I speak for all of us when I extend our heartfelt thanks for his time at the helm. There will be an opportunity for us all to thank him formally at the Trust's AGM in October.

Bob Wallbridge

Winchester District Local Plan 2020-2040 - TrustNews Jun 25

John Beveridge on the public examination into the plan

LOCAL PLAN EXAMINATION

The planning inspector's public examination of the Winchester District draft local plan began on 22nd April in the Winchester Guildhall. As I write we are part way through the programme of sessions, which will have finished by the time this edition of TrustNews is published.

The inspector's role is to assess whether the plan meets the three tests of soundness as laid out in the government's planning regulations, complies with government directives and meets the objectively assessed needs of the District, as revealed by the evidence available.

The Trust is entitled to attend and address the inspector at those sessions on which we had made written representations on the plan's policies, and several of us are attending on behalf of the Trust. So far Richard Baker has represented the Trust on the day when the development sites in Winchester (except Bushfield Camp, which is being considered in early June) were considered by the inspector; we had commented on the Central Regeneration Area, Station Approach and the site adjacent to Courtenay Road.

It was clear from the questions asked by the inspector and addressed particularly to the officers representing the City Council, that she needed to be assured that the sites selected could accommodate the number of dwellings set out in the plan and when sites like the Sir John Moore Barracks would start being redeveloped.

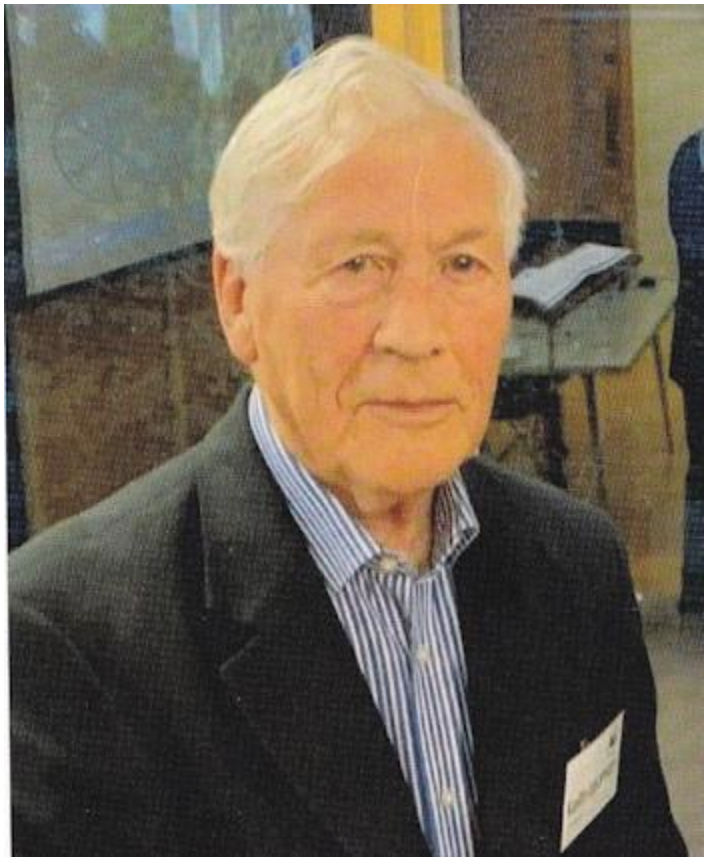
This concentration on the completion of the housing set out in the plan within the timescale required is likely to be heavily influenced by the government's policy to increase the amount of housing being built as soon as possible. Winchester City

Council is in a good position at the moment as it is building more than its annual target so this should give it credibility when challenged by house builders at the examination.

The City Council should receive the inspector's report during the summer, and the aim is to adopt it before the end of this year. The council is then required to start work almost immediately on its next local plan, which will include the significant increase in housing numbers required under the government's new planning policies.

Keith Leaman - TrustNews Jun 25

We pay tribute to our recently retired chairman



Keith Leaman Photo City of Winchester Trust


Architecture PLB staff, 1988 From the RIBA Journal

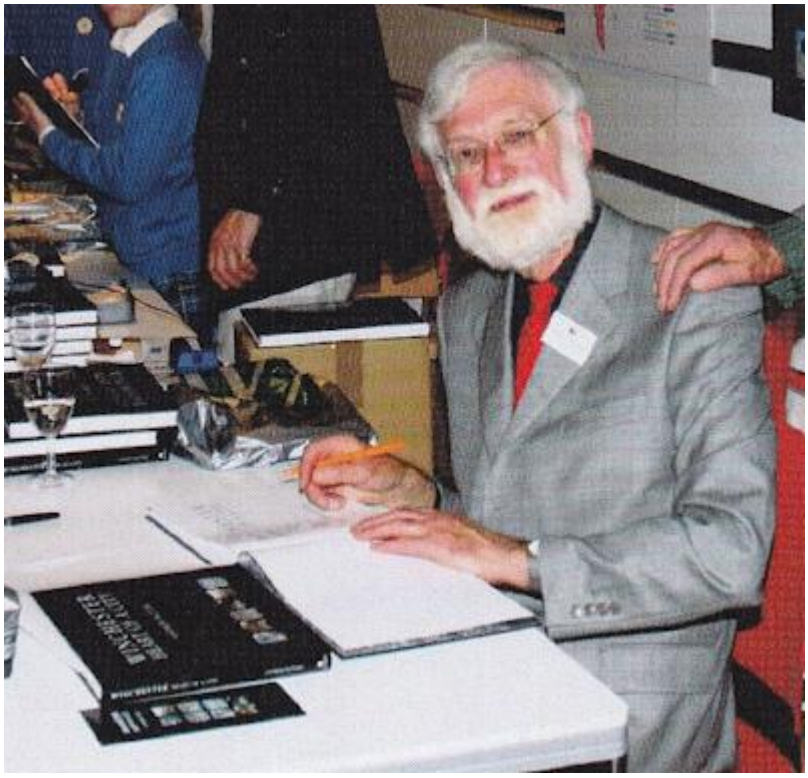
The Trust has been most fortunate in having Keith Leaman as its Chairman for the last fourteen years. During that time the Trust has benefited from his many creative ideas and modest leadership. His positive outlook promoted an optimism for tackling the many and diverse issues that the Trust has to deal with.

Apart from overseeing the many planning issues in Winchester, involving countless meetings with the Council, and attending to the day to day housekeeping issues, Keith added great value to the Trust. This came in the form of initiating publications, ideas for Heritage Open Days and organising events such as inviting schools to illustrate and write about Winchester, and to learn about architecture and design.

This latter initiative was known as the Chippindale Venture in memory of Frank Chippindale, a former head of the Faculty of Architecture at the University of Leeds who retired to Winchester where he established an urban studies group. The Venture involved teams of children from primary and secondary schools in Winchester. The aim was to develop and foster not only an increased and informed knowledge and awareness of the built environment, but also the processes and forces that shape it. The children worked with local architects, planners and landscape architects and the practical task for each school team was a hypothetical environmental design exercise with an actual site.


Children participating in the Chippindale Venture

One of the publications that Keith was instrumental in making happen was Andrew Rutter's iconic book Winchester: Heart of a City. A review of the book by Professor Sir Colin Stansfield Smith said: 'This is a beautiful book. On opening it, the first impression given by the exceptional illustrations, drawings, watercolours and photographs, is a visual and aesthetic one. It creates a real desire to walk and explore this fascinating historical city, so diversely and richly described."The book is a brilliant account by Andrew Rutter (who was, of course, Winchester's first Conservation Officer) of Winchester's buildings, streets, spaces and landscapes, but also prompts thoughts on the conflicts faced by such a historic city in modem times. As Stansfield Smith goes on to say, 'The book offers a contradictory account where the major strategies of contemporary vehicular access and movement are irreconcilable with the rhythms and precious qualities of a historic city - all part of the confusion and complexity of modem urban thought."

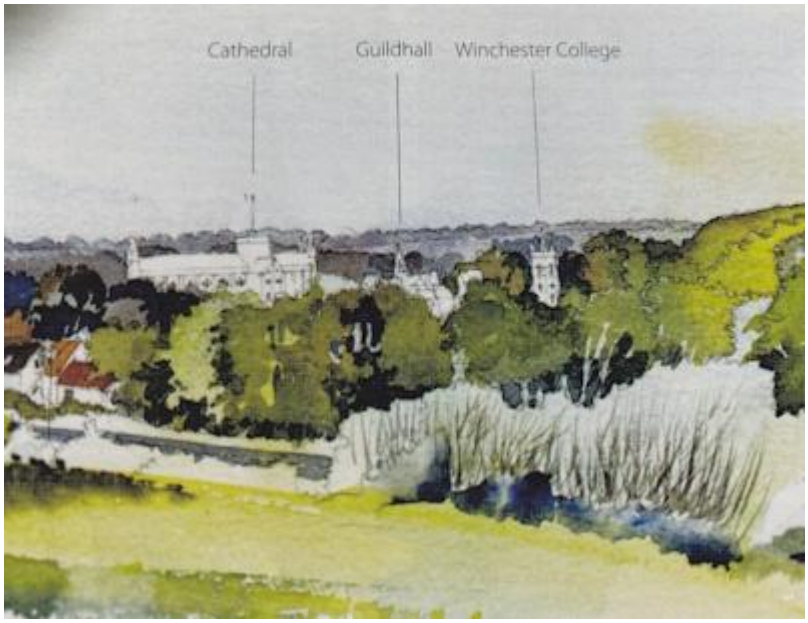

Andrew Rutter signing copies of Winchester: Heart of a City

Keith qualified as an architect, and worked for ten years with the practice of Sir Basil Spence, Bonnington and Collins, before coming to Winchester in 1971. Here he set up his architectural practice with Richard Plincke and John Browning in The Square, to be known as Architecture PLB. The practice developed an approach to the design of buildings that produced architecture sensitive to its context in terms of scale, form and the use of materials that is clearly of its time and never pastiche in style. To this end Winchester has been the beneficiary of many buildings by Keith's practice that have enhanced our city. As Colin Stansfield Smith says in his review of Heart of a City, the text is understated and somewhat diffident in its commentary on the contemporary scene, but one would have thought the work of Plincke, Leaman & Browning was worthy of a credit, given its contribution over some forty years to the quality and character of the city."

Some of Keith's schemes are shown on the back cover.

Keith has been supported throughout by his wife Carol. Every week during his tenure as Trust chairman he drove from his home in the New Forest to the Heritage Centre, journeys he said that were his thinking time.

Keith is an accomplished water colour painter. His paintings have illustrated many Trust publications and Christmas cards. We hope that stepping down as Chairman will allow him to spend more time with his paint brushes in his studio to produce more delightful paintings.

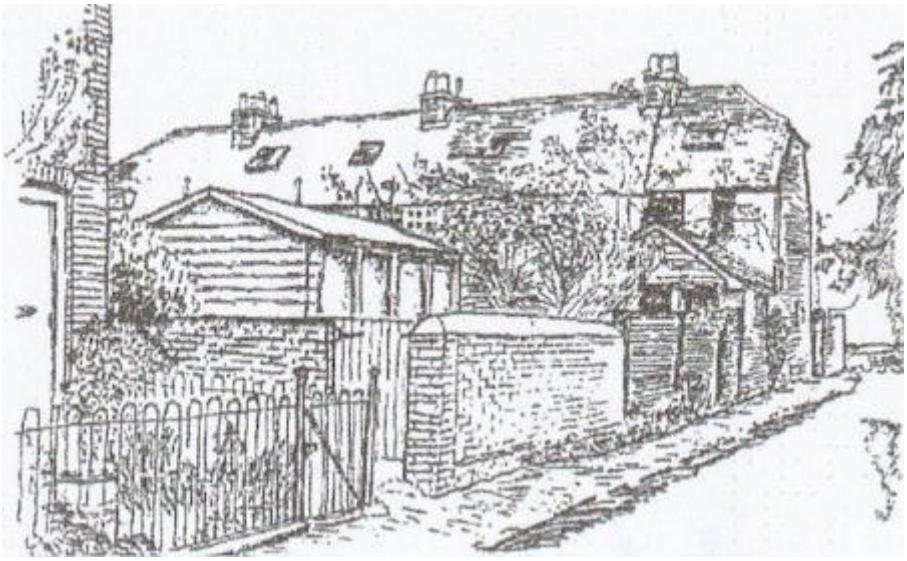


An example of Keith's watercolour painting

Back Street and Crispstead Lane - TrustNews Jun 25

We continue our series on character areas of Winchester


Back Street, looking north from the southern end



Back Street, looking north towards Cripstead Lane

On the corner at 1 Back Street is The Old Farmhouse, a medieval hall house. On the west side of the roof is a small hip above the ridge, the probable location of the smoke vent for the central hearth. A fine brick and stone chimney has been added to this side. The north facade has much, probably original, timbering modified by later window insertion, carved barge boards and a jetty. A first floor has been inserted into the ‘hall’, giving low ceilings. This building and 3-10 Back Street are listed.

10 Back Street has a large and pretty garden open to view from the road.

Back Street, with part of Cripstead Lane, forms a very picturesque group despite the intrusion of five modern bungalows. 19-24 Back Street are a row of slate-roofed cottages with flint walls and brick dressings, and have unspoilt white painted windows and doors.

15-22 Cripstead Lane have tiled roofs and a variety of materials for their walls. The backs of these cottages contribute to the Back Street grouping and should be listed for group value. This row also provides good examples of how to install modern-design rooflights for loft conversions, by siting them well away from other roof features such as hips and chimneys, and although of varying size, the rooflights are roughly aligned on their centre lines. The uneven surface of the roof disguises the slightly off-centred nature of the rooflights.

Extract from Winchester Neighbourhood Studies: St Cross 8: its Surroundings City of Winchester Trust

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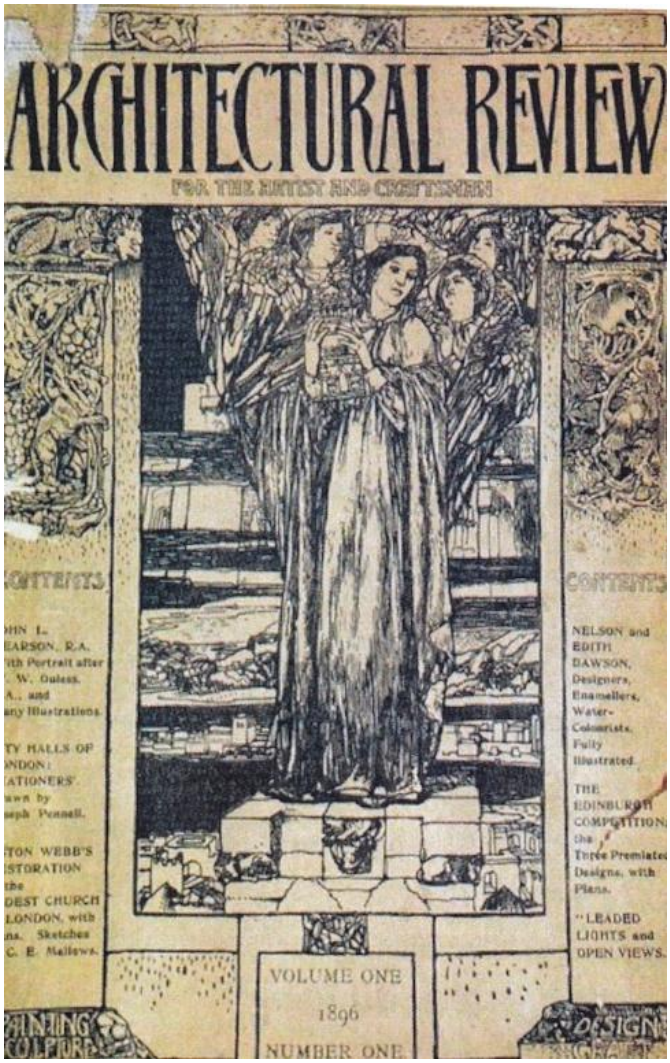
Hubert de Cronin Hastings - TrustNews Jun 25

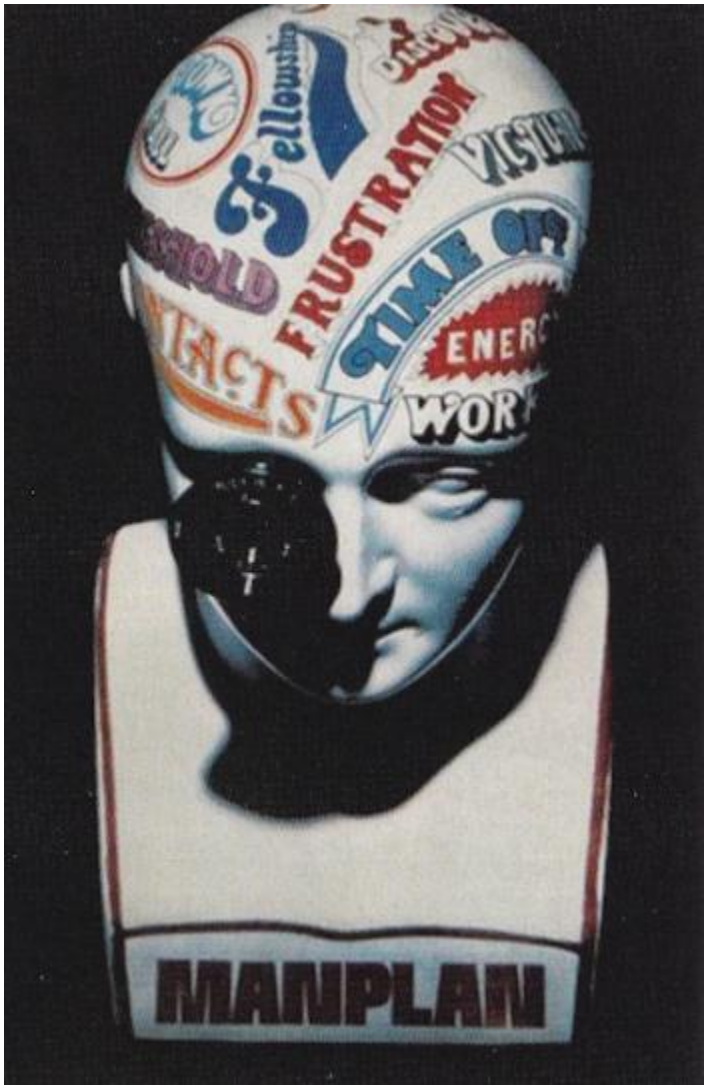
Judith Martin, one of our trustees, on her current research



Cover of Architectural Review

Architects reading this will know about the Architectural Review, the handsome and historic journal that first appeared in 1896. Non-architects might well have come across its combination of good design and radical thinking, always hoping to improve not just buildings but wider society.

Hubert de Cronin Hastings had been editor, chairman and part-owner of the Architectural Review since he was installed by his father - this is a dynastic affair - in 1927 at the age of 25. He surrounded himself with a remarkable array of talented young men, pre-eminently John Betjeman, but also including Nikolas Pevsner, Osbert Lancaster, John Piper, Philip Morton Shand, Hugh Casson and many others. Even Evelyn Waugh, another young man starting out, and Hilaire Belloc, more of a grand old man and not otherwise an architectural critic, were enticed to write articles in the AR.



It wasn't until about 18 months ago that I knew anything about the AR's remarkable Manplan campaign, the revolutionary series that ran from late 1969 to mid-1970 described by the AR as "a humanist Manifesto with the aim of re-evaluating, from the ground up, the needs of the public and the ways in which architecture might provide."

The curator who put together a recent exhibition about Manplan at the RIBA suggested that it was the result of H de C's disappointment at the failure of the upheavals of the 1960s to remake society. The Modern Movement the AR had promoted since the 1930s was proving to have some significant downsides. H de C wrote of Manplan that "this enquiry is angled at achieving within the resources available what our society needs most rather than what will pay best." Its aim was to â€œrestore the humanities" - and also the AR's sales figures.



The editions were themed, starting with one called simply Frustration. People frustrated by queuing, by commuting, by poor housing, by inequality... Volume Two was called obscurely 'Society is its Contacts.' Other editions covered religion, local government, health and welfare and of course housing.

More editions were conceived than were ever produced. The wish-list for subject editors was ambitious. The extravagant production techniques and a wholly novel approach to architectural journalism - an editor and a lead photographer appointed for each topic, fold-out pages, some startling colours and graphics - proved too much for the board to continue to support. It became almost H de C's swansong: he retired in 1973 and died in 1986, leaving no diaries or journals, but some strong opinions among those who had worked with and for him, and endured his puzzling, alternately charming and tyrannical character.

This article is the first of two - the second will explain the title of Judith's talk, 'Sex, Politics and Architecture' (see page 17).

River Park - TrustNews Jun 25

Rose Burns has an update on developments



Friends of River Park made submissions for consideration by the Planning inspector currently examining Winchester City Council's draft Local Plan. The Friends claim that Policy W10, which proposes a change of use for the redundant River Park Leisure Centre site from public recreational use to 'Learning and non-residential institutions', is unsound and not legally compliant.

The Friends' principal objections to the Policy are that it fails all the soundness tests under paragraph 35 of the National Planning Policy Framework (NPPF). Moreover it is inconsistent with other policies in the draft Local Plan.

This is not a 'brownfield' site, nor is it 'previously developed land'. The Council has not undertaken any assessment of the effect on the adjacent River Itchen, of the proximity to the South Downs National Park and Winnall Moors Nature Reserve and of the landscape character, as well as the adjoining historic Hyde Abbey Garden, nearby Hyde Gate, St Bartholomew's Church and the Hyde Conservation Area.

There is no up-to-date flood risk assessment, although there is an acknowledgement that the groundwater levels are less than a metre below the surface. This site is at a

pivotal point in the formation of the flood plain which underlies the whole of the lower part of the City of Winchester. An Environment Agency report, commissioned by the Council in 2013, said that 'The land mostly lies in a zone (3A) where floods are highly probable, and it is upstream of the City and the Cathedral'. In the report, it is said that 'a new design that increased the existing building footprint or the impermeable area within the floodplain would not be appropriate in this location'; also, 'replacing the existing leisure centre buildings with open space might have a beneficial effect on downstream flood risk'.

The Policy conflicts with the Council's Climate Emergency Action Plan and the associated Plan policies as well as the NPPF, which states that a Local Plan should provide access to a network of high-quality open spaces and opportunities for sport and physical activity, all of which is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change.

There is no mention or recognition in Policy W10 of the shortfall in the provision of public open space in the centre of Winchester. This is of particular importance given the recent increase in young families in the area around River Park.

No account has been taken of the accessibility issues, of the effect of the extra traffic on the already overburdened road infrastructure in the City or of the serious parking difficulties. A large proportion of the W10 site is dedicated to car parking for users of River Park Recreational Ground. The proposed northern car park area is totally inadequate to meet those engaging in sporting activities, to say nothing of the large-scale events enjoyed by a wide audience: four festivals were held there last year and the Annual Round Table Fireworks display, which is Winchester's biggest charity event, is held in the park, as are many runs for charities such as the Race for Life event and the finish points of the Winchester half marathon and triathlon.

The Policy is predicated on the future agreement, to lease ("sell") the land for 150 years, between the Council and the University of Southampton. A decision was made on 4th March 2022 to grant a five-year option period to the University, for which no consideration passed and there was no signed contract. However, following three years of inaction, in March this year it was announced that the University was withdrawing from that agreement. This was the only show in town as it was a 'lock-out' agreement and no one knows what will happen next. No development, as envisaged in W10, is assured before the end date of the Local Plan in 2040.

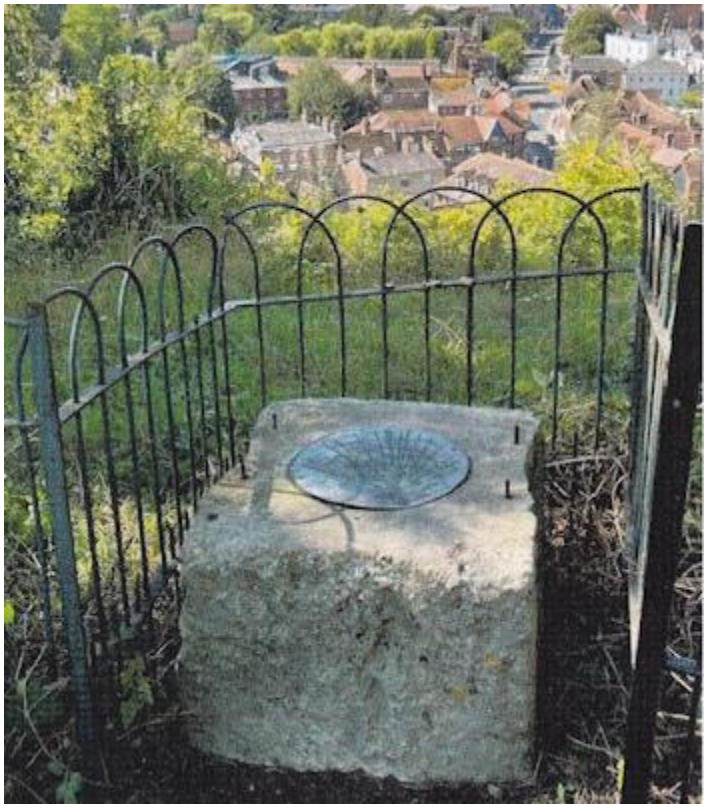
The five-year option period prevented any other party from putting forward alternative proposals for the site and the redundant leisure centre building is in an increasingly dilapidated and vandalised state. It is costing the taxpayer thousands of pounds to insure, to keep secure and to maintain. The Council has budgeted for its demolition but the Leader has said they will not undertake this until wider plans for the site have been determined. There is no timeframe for those wider plans to be formulated, let alone determined.

Friends of River Park say that Policy W10 is therefore unsound. To overcome this failure and to ensure that the Plan is sound, the allocation W10 should be removed from the Plan.

For further information: www.riverparkwinchester.org

St Giles Hill Park - TrustNews Jun 25

Harry Mycock, Chair of Friends of St Giles Hill Park



View from St Giles Park

At a recent City of Winchester Trust talk, I spoke of the past, present and future of the Park.

St Giles Hill Park is over 11 acres and is one of the great assets of Winchester, providing a terrific green space and backdrop to the city akin to London's Hampstead Heath. The Friends of St Giles Hill Park seek to help maintain and improve the Park, and are always pleased to welcome volunteers on working parties. Tasks can range from removing scrub and pulling up invasives to bulb and seed planting. Litter picking, graffiti removal or simply acting as a banksperson to keep the enquiring public or inquisitive dogs away from power tool users, are some other tasks to be done.

The Friends Working Parties meet on the last Saturday and first Wednesday of each month. Tools and safety equipment such as gloves and goggles are made available,

though volunteers are free to bring along their own well-serviced tools such as loppers, secateurs and saws along with personal PPE. The meeting point is at the junction of Northbrook Avenue and Baring Road at 10am. For further details on Working Parties and about St Giles Hill then please have a look at our website wwwfriendsofstgileshillpark.org.

This year's Trust Summer Walks programme includes a walk around the park led by me and covering past, present and future. The walk starts at 6pm from Abbey Gardens on Thursday 19 June and there are still a few places left. The pace will be very steady with plenty of stops to consider matters of history, design, nature and connectivity with the City.

Contact Tessa at secretary@cityofwinchestertrust.co.uk if you would like to book a place.

Martin Willey 1949-2025 - TrustNews Jun 25

Martin Willey, a trustee of the City of Winchester Trust, has died aged 76



Martin Willey

A chartered planner since 1973 and former public sector chief planner, Martin was a powerful advocate for the planning profession, a committed supporter of planning education and, as a director of a variety of publicly-minded organisations, driven by an enormous sense of civic responsibility.

Willey said "I became a planner because I saw the process as one that 'created better places' and I have been blessed by being surrounded by some great planners who have achieved that objective, whether in government, in private practice especially multidisciplinary ones, working for the World Bank, the RSPB, in academia, social regeneration or inward investment."

His apparently natural flair and feeling for the discipline led to a lifetime in planning and placemaking that embraced the private, public and voluntary sectors for more than half a century, and continued deep into his retirement years.

His interests in education, health and society's relationship with the built environment were reflected in a wide range of other directorships, trusteeships and chair positions.

Willey was a great supporter of planning education, in particular, occupying positions on the planning school partnership boards at Cardiff, Sheffield Hallam, London South Bank, Brighton, Plymouth and Glasgow Universities, as well as the Chinese University Hong Kong.

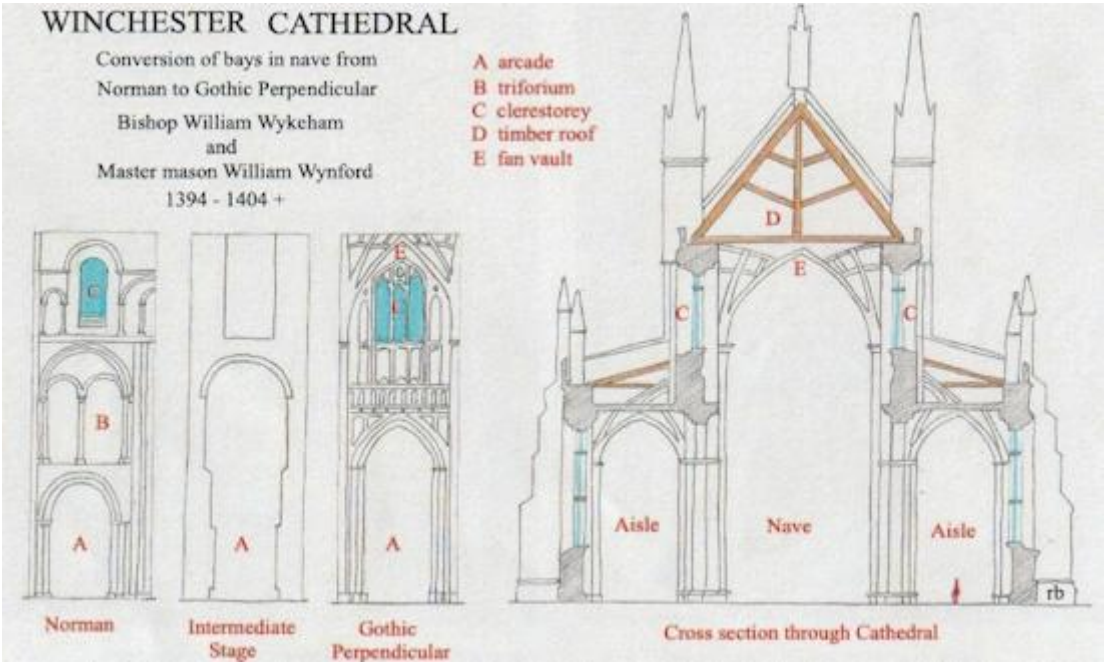
In 2009 he became president of the Royal Town Planning institute.

Willey died peacefully after a short illness on 29 March 2025. He leaves behind Phillippa, his wife of 54 years, four children and 11 grandchildren.

Extract of an obituary in The Planner, April 2025.

William Wykeham 1324 – 1404 - TrustNews Jun 25

Richard Baker with part 2 of his article in our occasional series on people that have shaped Winchester



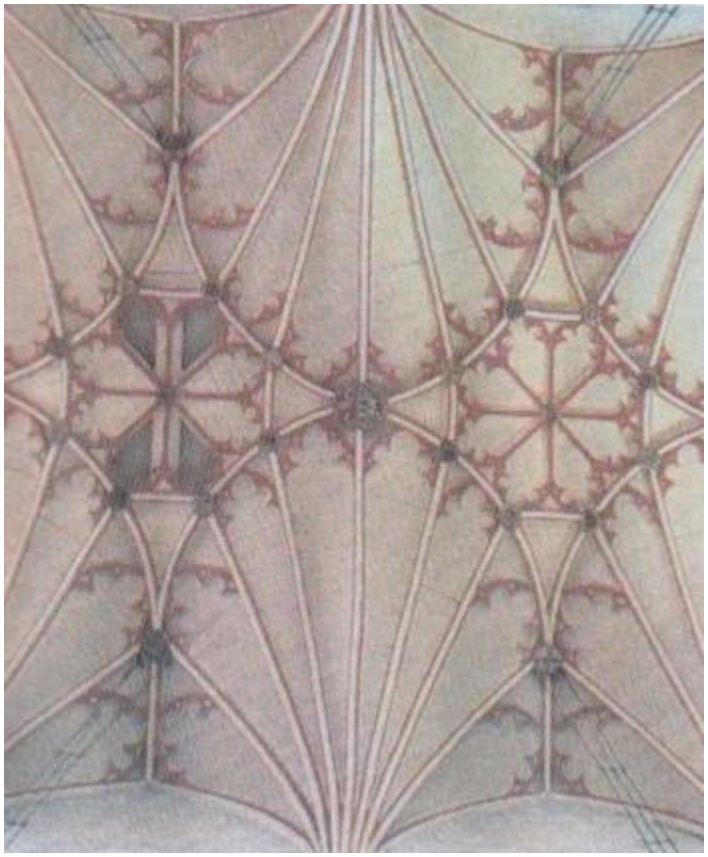
William Wykeham was not an architect. Whilst working at Windsor Castle he had acquired two benefices and eleven prebends that gave him an annual income exceeding £800. On becoming Bishop he ruled over one of the richest sees in Europe. Today he would be considered to be a patron and project manager with a deep knowledge of architecture. In all his projects Wykeham produced functional work, competently planned and designed, fully achieved and still in use today.

When Wykeham succeeded Edington as Bishop of Winchester in 1366, Edington's work on reconstructing the nave of the Cathedral had begun. He had remodelled the west front with the triple porches. Wykeham was preparing to continue the work in 1371, when materials were stolen from the churchyard. He did not resume the work until 1391, after he had founded his Oxford and Winchester Colleges.

The main residence for Bishops at this time was Wolvesey Palace. During his tenure Wykeham oversaw the complete remodelling of apartments and major repairs to the high flint walls around the Wolvesey precinct to the south in College Street and the east alongside the River Itchen. In 1377 a new wall was built to form the north side of the precinct that forms the boundary today against the gardens on the south side of Colebrook Street.

The Black Death had taken the lives of many priests and Wykeham observed the poor quality of new recruits. He, with his architect William Wynford, developed a scheme of education, both grand in conception and scale, to provide formal learning for pupils through school and university. The first part of his plan was the foundation of New College Oxford with an innovative plan of enclosing quadrangles with stone buildings that were completed in 1386. This courtyard plan was being used for hospitals at the time.

In the same period Wykeham obtained a Royal Licence to found Winchester College on land outside the city walls to educate pupils going on to Oxford. Work on a similar plan form of buildings around quadrangles or courts, designed by Wynford, began in 1387. The fan vault of the College Chapel was designed by Herland and built of oak. Later it was painted to look like stone. it was a forerunner of the stone fan vault which was to become a key feature of the Perpendicular style of architecture.


Painted oak fan ceiling, Winchester College Chapel

Wykeham then returned to the task of completing work on the Cathedral, started by Edington with the triple porch at the west end of the nave. The Norman elevations and nave were changed into Perpendicular ones by Wynford, culminating in the magnificent stone fan vaults, which had not started when Wykeham wrote his will in 1403. Sir John Betjeman assessed the Perpendicular period, as giving us the best architecture we have of any period. Wykeham had become one of the richest men in Europe and his will provided funds to complete work to the supreme vaulted nave of the Cathedral after his death.

The completed works at New College Oxford, Winchester College and Winchester Cathedral remain in use today and represent major developments of English architecture in the Middle Ages. For Wintonians and Wykehamists, the extraordinary vision and contributions made by the 'sharp lad' from Wickham to the Cathedral and College, has shaped and endowed our City with great treasures.

Central Winchester Regeneration - TrustNews Jun 25

Richard Baker has an update

In June 2018 the Council adopted a Supplementary Planning Document (SPD) for the Central Area. it was produced by John Thompson and Partners following a very successful period of public engagement.

Jones Lang LaSalle, property consultants, were then engaged by the Council to advise on the implementation of the proposals contained in the SPD. This eventually led to the appointment in March 2023 of the Jigsaw Consortium to carry out the regeneration and development of the Central Area.

Two years later, the Consortium produced a Development Delivery Plan, which was approved by Cabinet on 10 March 2025. The Delivery Plan is a lengthy document of 194 pages, rather verbose and repetitive, and repeating much of the planning history for the area.

The Delivery Plan offers an indicative programme. A masterplan will be produced this year, to lead to a planning application and decision at the end of 2027.

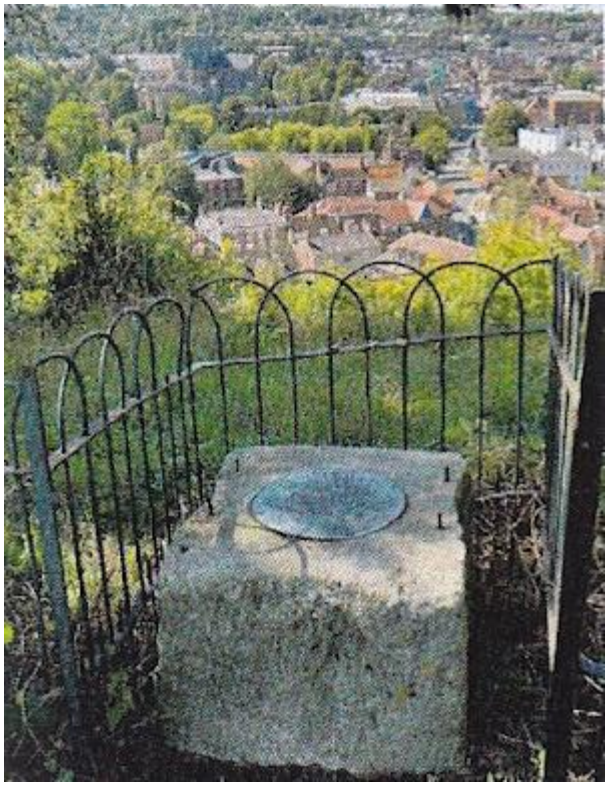
Construction will be carried out in two phases. Phase A on the site of the Kings Walk block bounded by Tanner Street, Silver Hill, Middle Brook Street and Friarsgate, to take place from 2028 to 2030. Phase B on the site of the bus station, Coitbury House and the site of the demolished Friarsgate Medical Centre in Friarsgate, to take place from the end of 2029 until possibly 2033. Work on the public realm, that are the areas surrounding and within Phases A and B, will be undertaken in the period 2028 - 2033.



PLAN1 - SPD area and Delivery Plan phases

The areas of Phase A and B represent a reduced area for regeneration and development than the regeneration area proposed in the SPD, as shown on PLAN 1.

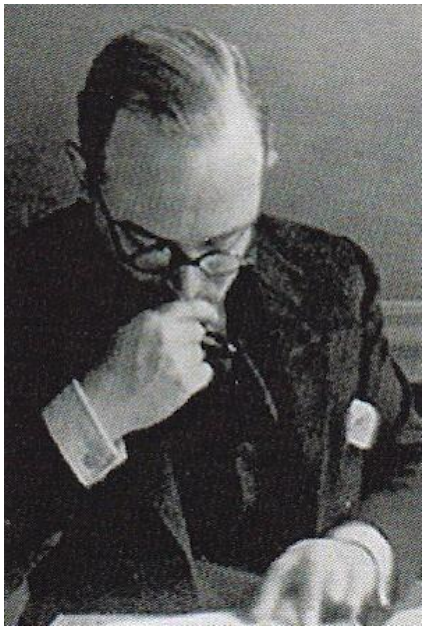
Spring Talks programme - TrustNews Jun 25



View from St Giles Park

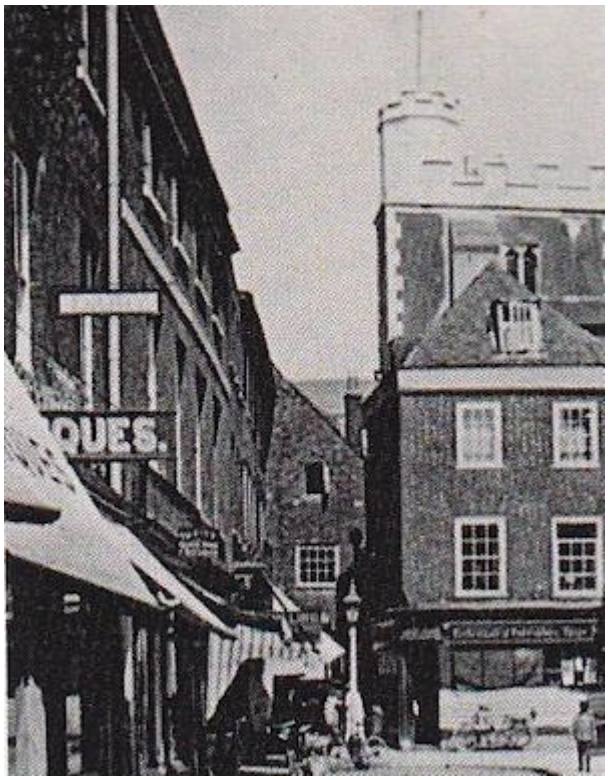
This year's Spring Talks programme was kicked off by Harry Mycock, local historian, noted horticulturalist and Chair of the Friends of St Giles Park, who spoke on the past, present and future of the Park, which was established in 1878 and is just under 11 acres in size. The views across Winchester are extensive and the park is an important recreational and green space in the city.

Volunteers are an essential part of the management of the Park. Find out how you can get involved on page 12.



Hubert de Cronin Hastings

One of our Trustees, Judith Martin, was our next speaker, whose talk 'Sex, Politics and Architecture' presented her research on the owner and editor of the Architectural Review, Hubert de Cronin Hastings, a controversial but fascinating character. Judith has written an article with the results of her research, which you will find on page 8. The article is the first of two - the second will explain the title of her talk!



Great Minster St looking towards St Lawrence Church (early 20th century)

The speaker at the third of our talks was Tony Sexton, who took us on a wonderful perambulation around the Minster Streets of Winchester, not just Great and Little Minster Streets, but also Symonds Street and the western side of The Square. Winchester's streets are not just important from an architectural and heritage perspective, but are full of tales of colourful characters and events and talks on their often colourful history are deservedly popular.

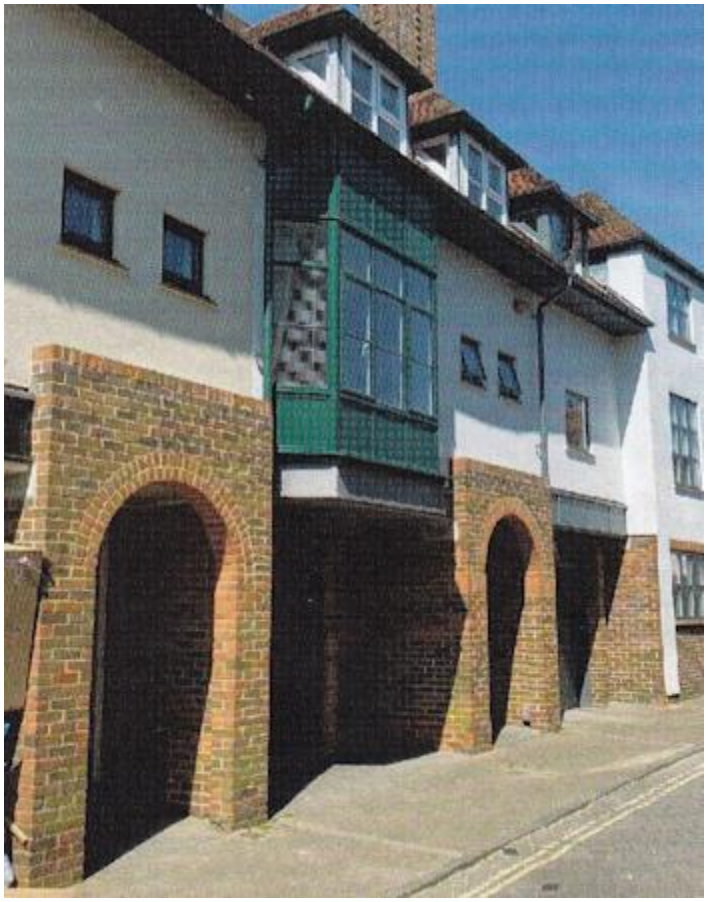

Traffic in Winchester

Our final speaker was Richard Lewis, a strategic transport and town planner, whose talk entitled 'Unblocking Winchester' presented a thought-provoking and challenging vision of a new movement strategy for Winchester that prioritises non-motorised forms of transport, and the benefits such a strategy would bring to the city.

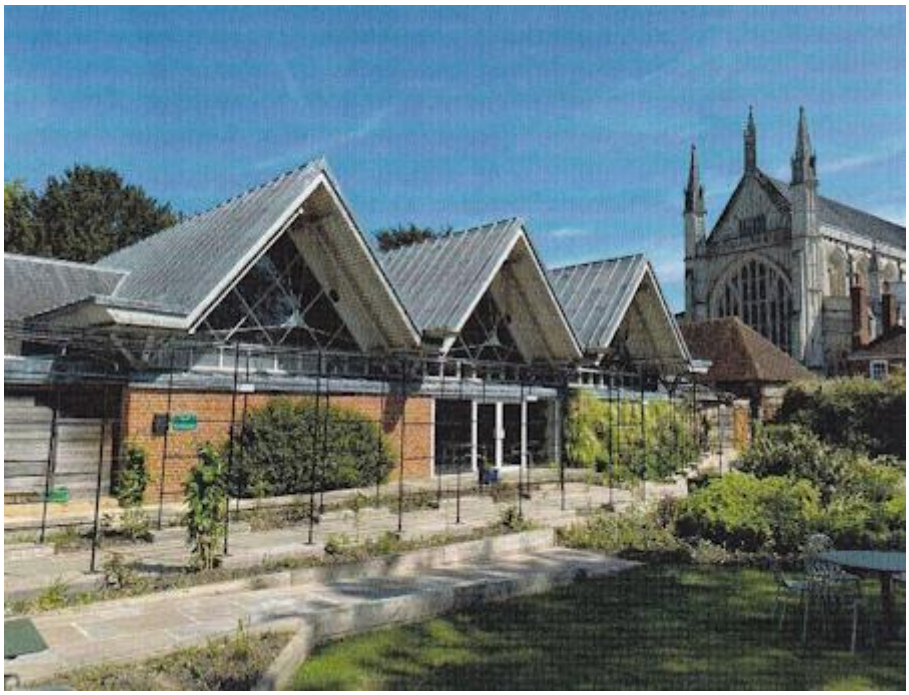
Thank you to all those members and friends who came to the talks. If there are any subjects that you feel we should include in future talks programmes, then please let us know.

Buildings designed by Keith Leaman - TrustNews Jun 25


St Clements Street, entrance to Dolphin development



Housing terrace, Little Minster Street



Cathedral Visitor Centre



Mint Yard, The Square



Detail of a mouse cast into the entrance gates at Mint Square

Footer - TrustNews Jun 25

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