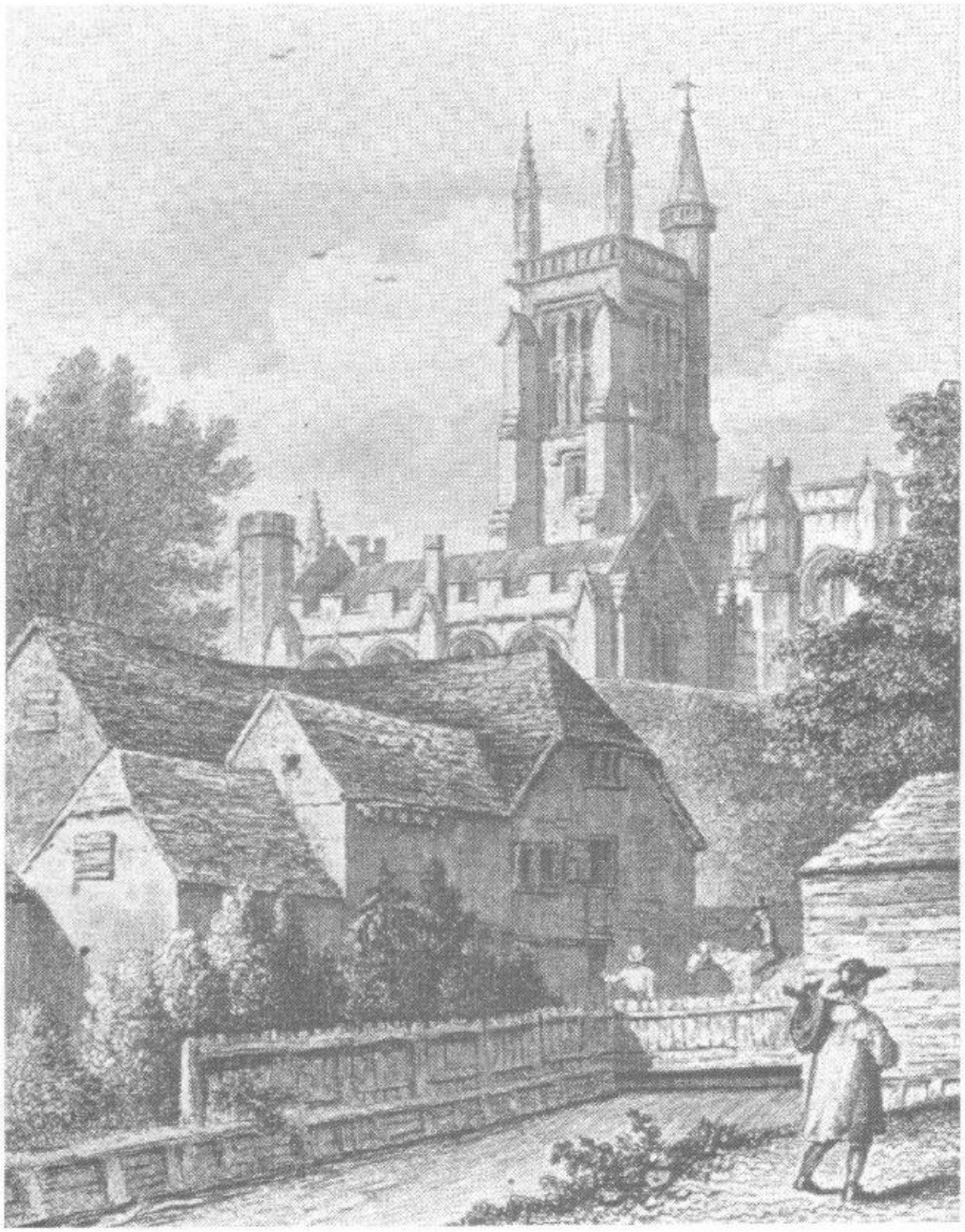
Title Picture - TrustNews Spring 1995

WINCHESTER PRESERVATION TRUST NEWSLETTER



SPRING 1995

18th Century print of College Mill

Message from the Chairman - TrustNews Spring 1995

The Star that is Winchester

In the small Trust office in the Heritage Centre is a modest sheaf of documents held together by an elastic band, a large cardboard box stuffed full of papers, plans and bound reports, and a very large cardboard box stuffed even fuller with many more papers, plans and bound reports. These three collections are respectively the Winchester Area Plan of the 1970's, the Winchester Area Local Plan of the 1980's and the still-to-be - completed Winchester District Local Plan of the 1990's.

How come? From time to time the Government issues broad guidance on the basic strategy, together with the policy for countryside, heritage, environment, housing, employment, transport etc, for each region of England -in our case the South East Region. About every ten years this is refined by Hampshire County Council in what is called the Hampshire County Structure Plan, and then refined again in great detail by the Winchester District Council. This includes the uses to which every parcel of land can be put (housing, industrial, shopping, farmland, recreation etc). The whole process takes so long that it is virtually a continuously rolling programme, and although it has its peaks as now, and its troughs immediately after publication, there is always someone in the City Council working on some aspect of a future Plan.

The Trust has been monitoring the Winchester District Local Plan (WDLP) for at least three years; in fact my predecessor gave me this task some six months before I became your Chairman!

We have now got to the stage where the final draft, or "Deposit" version as it is known, has been circulated, and the objectors and the public have put their comments down in writing. The final stage is a Public Inquiry when the Council and the objectors can present their cases in person. This will take place in Colden Common, starting in April 1995, and probably going on for two months.

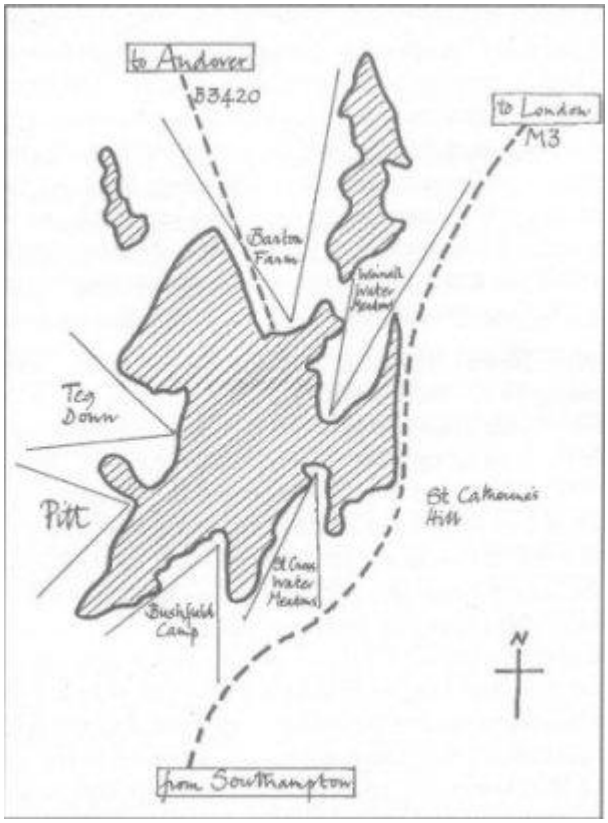


Diagram of Winchester's built up area showing deep rural inroads

Although the Trust has been making comments on various subjects throughout the past three years, the one major issue upon which the Trust has felt very strongly concerns the basic geography of Winchester, constrained as it is by its hills, its river and the outline shape of the built-up area that has developed since Roman times. This progressive development has resulted in one of Winchester's most special features, and that is the way that it appears as an irregular "star", with development in the centre and in the points of the star, but with deep rural inroads in between. How many times have we heard comments that when approaching Winchester one quickly travels from open countryside to the very centre of the City - or alternatively how it is such a short distance from the centre to the peace and quiet of the farmland alongside the Andover Road, The Winnall Watermeadows, the St Cross Watermeadows, Bushfield Camp, Pitt or Teg Down.

The Trust has never turned its back on the measured development of housing in Winchester, which primarily extends the developed points of the star. However, by doing so we must not deprive Winchester of the very features that make Winchester the special place that it is; we do not wish to emulate a Basingstoke or an Andover.

The Trust will do its utmost to oppose any development schemes that reduce the depth and width of the rural inroads into the City. A serious example of this is the action of Winchester College as landowner and Cala Homes as developer, who wish to overturn the District Plan concerning land at Barton Farm. This land is classified as "Countryside", and therefore not available for development. Barton Farm lies at the closest point to the centre of the City on the Andover Road, which is one of the most important rural inroads right alongside an important approach road into the City, and a popular place for strollers and dog-walkers.

To quote the City Council's submission to the April Public Inquiry, rejecting the Winchester College proposal: "Barton Farm contributes significantly to the attractive rural approach to Winchester along the Andover Road, and provides a strong boundary to the settlement in this location. Development of this site would represent a very intrusive extension of the settlement into an area of attractive undeveloped countryside which is important to the setting of the town".

We must support our City Council!

Peninsula Barracks

It is important to have an outstanding major landscape statement made in the heart of the City on the Upper Barracks Parade Ground, but would we have been able to live with what had been proposed? If Long Block and the other Upper Barracks buildings were still a palace, or a place largely visited by tourists for a quick photograph and then catch-the-coach, then a very open and relatively barren *parterre* scheme might have been alright. But it is to be the centre of a residential complex and a space where those who live and work in Winchester can relax. The need is more for a garden where people can walk through, or linger, or play with their children, or enjoy the view, or simply enjoy the sunlight and shade, water and gravel, paths and lawns, whilst at the same time be aware that they are in the midst of a place with a unique historic past.

The Trust project team pored over the plans and documents for many, many weeks and days, for which they deserve our sincere thanks. Our admiration for the architect, Huw Thomas, remains undiminished for his vision and perseverance, but there are many complex issues which we believe need to be resolved before his dream can be realised. Above all, we need to see a landscape scheme which is user-friendly as well as being worthy of its important setting.

Edmonds Lodge, Christchurch Road

Included in my remarks in the 1994 Annual Report was a reference to our campaign to prevent the demolition of a large Victorian house in the Christchurch Road Conservation Area. Its replacement was to be a bulky conglomeration of four integrated houses, with garages for twelve cars in the garden. Trust action in alerting councillors and public undoubtedly led to the matter going to Appeal. The Trust financed a structural survey of the existing building and represented the case against demolition at the Public Inquiry in December 1994. Sadly we have heard that the Appeal was successful and Edmonds Lodge is to be demolished.

The Trust must now ensure that our City Council learns lessons from this experience, and does not allow the recurrence of certain failures in their procedures. These are primarily that no Councillor, including the Ward Councillors, and the Chairman of the Planning Committee, knew anything about discussions going on between City Officers and the developer for over a year. By this time, the developer had been given the firm impression that demolition would be acceptable. Secondly, at the Inquiry the representatives of the City Council were relying on a long-outdated planning policy for the Christchurch Road area dated 1971, reprinted in 1980.

There is strong demand in Winchester for large family houses. The Trust must remain alert to prevent their demolition.

Antony Skinner

DEVELOPMENT CONTROL - TrustNews Spring 1995

The past four months have been a period of interesting contrasts, in both the size of the developments that have been seen and the time that passes from their conception until their actual fruition. It often happens that a scheme is given approval but never gets built because the site is sold on and the new owner wants a completely different kind of development.

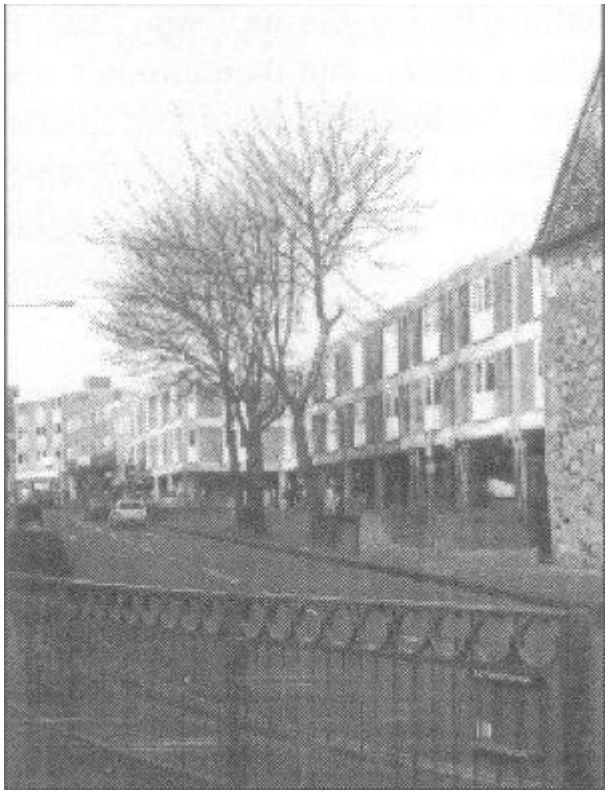
The **Peninsula Barracks** development is a good example of this. It seems to have been with us for a very long time: the discussion and gestation of the first, high-density scheme took half a decade, followed (thankfully) by its demise and a period of inactivity because of recession. The subsequent low-density scheme which aims to conserve the existing buildings was initiated about a year ago and has been under discussion with the Local Authorities since last October, when the first design applications for both the upper and lower barracks were presented for consideration. While we greet the overall concept with considerable enthusiasm and the conversion of the existing buildings has our general support, the Trust is not alone in having considerable misgivings about the designs proposed for the open spaces of both the upper and lower barracks, because inadequate thought seems to have been given to how these will be used. The upper parade ground will have to serve two purposes: as the only "garden" that many occupants of the surrounding refurbished buildings will have, and as a public open space for visitors to Winchester and its citizens. The open areas on the lower barracks will also have conflicting claims on their use, perhaps less obvious because of their smaller size, but no less demanding. The Trust feels that the use of these spaces must to a large extent dictate how they are designed, and it considers that this aspect has not been adequately researched or taken into account. We have therefore urged those concerned to research how, and by whom, these spaces will be used, and to incorporate the results in a brief for the designers of the development. The design of the new houses proposed for the southern end of the site also seems to give too little thought to civic design; as Ruskin wrote: "The measure of any great civilisation is its cities and a measure of a city's greatness is to be found in the quality of its public places, its parks and its squares."

The north west corner of the site and its entrance from Romsey Road is likely to take even longer, as the original student accommodation proposed for this position has been dropped and the design of the whole area put on 'hold' until a new use is found for it. This postponement is not altogether desirable, because the development and landscaping here will be of considerable visual importance since this is the main entrance into the Upper Barracks.

A decision is likely to be more quickly reached over the **Garrison Church** on the lower barracks, which Bloom Theatres propose to convert into a cinema. The Trust

welcomes this because of the lack of an alternative use for this Listed Building and because Winchester has no other permanent cinema. We do, however, hope that the usual garish accoutrements of cinema-use will be more restrained than usual here, both because of the building's architecture and original use, and because of its position in the Conservation Area.

West Downs School is a similar case. Having been empty and on the market for several years, a scheme to convert the listed buildings was proposed and withdrawn in the summer of 1991. This was followed at the end of 1992 with a more ambitious proposal: to convert the existing buildings for residential and community use and to build 70 new dwellings in the grounds, together with the access roads and parking spaces that these would need. Members may remember that the Trust liked neither the design nor the layout of this scheme, and regretted that after lengthy discussions with the planners an amended version of the scheme was granted approval in September 1993. Once again recession came to the aid of Winchester and, apart from providing parking space for the hospital while their multi-storey carpark was built, the site remained unchanged until the end of last year. Then King Alfred's College acquired West Downs School and its grounds, and in October 1994 a completely different use was proposed: to turn the site into a student campus. At the beginning of January consent was given for the scheme and by February work on the site had begun - and after a period of years in limbo, the eventual fate of a large area of Winchester was decided within the space of three months.


Rescued trees in St George's Street

Speed seems to be the watchword of our establishments of higher education at present. The **Winchester School of Art** has moved equally swiftly to gain permission to build student accommodation in the railway cutting at Winnall, as well

as a library, students' union and teaching accommodation in Park Avenue; both schemes were welcomed by the Trust.

A similar speed of action over the alterations proposed for the **Casson Block on St George's Street** was greeted less warmly by the Trust. While enthusiastically supporting the proposed use of the building by the Winchester District Community Services, the Trust had great misgivings over the way it was proposed this would be achieved. St George's Street is possibly one of the least hospitable roads of Winchester's central area because of its style of architecture and because it is the only east-west route for traffic through the City. One of its major beneficial features (some might say its only one!) is the row of trees in front of the Casson block. These trees serve two functions - to alleviate the domination of the traffic in this part of the city and to shield those working in the Casson Block from the noise and fumes of the vehicles passing along the street. While the style of the Casson Block may not be to everybody's taste, it is a good example of its period (especially if its crude replacement windows were restored to their original design) that is likely to be appreciated by later generations, who could well ask why the alterations proposed for the building were allowed to take place. The Trust objected to the proposed alterations to the front of the building, and to the removal or possible demise of the trees in particular. We contacted the relevant national bodies, and it is good for the future of Winchester that heed was taken of the various adverse comments that were made: the original proposals for this change of use have now been withdrawn and access from the rear of the Casson block now seems to be the order of the day.

Development of the site on the **north side of the Petersfield Road** has also been under consideration for what seems a very long time: in 1989 two schemes, one for 17 houses and the other for 12, were both refused. In the first half of 1991 permission was given for one house to be built on the site, and at the end of the same year a high-density scheme accommodated in three large blocks (one of mock-Tudor design!) was proposed, to which we objected; this was followed by a scheme of slightly less density to which we objected and which was also refused. Two years later the owners of the site put forward a scheme for six detached houses with integral garages, and although we had some reservations, we thought this scheme was acceptable because the siting and design of the houses seemed sympathetic to the topography. It was not however acceptable to the Local Authority, who refused the scheme. This site has now been sold on, and the current proposal is for a Victorian pastiche of tall houses that pay little heed to the very steep slope of the site and are likely to dominate the local environment and be very obtrusive when seen from across the valley.

Another more central area that has also been figuring with some regularity in the application lists is the site of **St Thomas's School on the corner of Crowder Terrace and Mews Lane**. In July 1993 it was proposed that the Victorian school building should be converted and a new terrace overlooking Crowder Terrace be built to provide eight dwelling units. The school conversion was an imaginative scheme, but we felt that the density was too high since it required the new building to be too large and bulky for that part of the Conservation Area. This application was withdrawn at the end of the year, and in January a scheme with a lower and less intrusive building on Crowder Terrace was put forward; approval was granted in March 1994 .... and the site was sold on. A completely different, and very much less

satisfactory scheme, was put forward in November; this involved removing the centre section of the school and building a terrace of 'mews cottages' of suburban style and a bulk that was as tall and massive as the original first scheme that had been withdrawn. We objected to the mutilation of the school and to the design and style of the new building, which we felt would be uncharacteristic of the area and damaging to the environment of the nearby listed St James Terrace. A slightly amended scheme did not cause us to change our opinion, but for some reason the Planning Officers thought it acceptable and recommended its approval to the Planning Committee. We expressed our concern to some of the Councillors on the committee and are happy to report that permission for the scheme was not granted.

All too often decisions are reached under considerable pressure and with what seems almost indecent haste, and it is therefore not surprising that such decisions are sometimes less wise than one would wish. It is possible that this may prove to be the case with the latest changes at the **Brooks Shopping Centre**, where the City Council backed away from confrontation when faced with aggressive tactics by **British Home Stores**. The store wants to get started on its alterations without delay, and it also wants to promote its corporate image and publicise its presence in the town. This entails having many internally illuminated signs, something that the City's policy does not allow in the central Conservation Area for premises other than pubs and restaurants. When the store flexed its commercial muscle and suggested that if things were made difficult it might go elsewhere, our elected representatives gave way, feeling that Winchester needed BHS more than BHS needed Winchester. It is perhaps open to question whether such extreme action would have been taken by BHS over a few signs, but there is no doubt that a coach and horses have now been driven through the City's long-held policy for the central area as a result of allowing this application.

It is to be hoped that a more resolute stance will be taken if similar pressures arise during consideration of the **Peninsula Barracks** development. Worrying signs of a rushed schedule are becoming apparent as the current decision-making deadline approaches - the aim is to reach some kind of decision on the scheme at the Planning Committee meeting in March. It is less than six months since the first conservation scheme application was presented, and this is an enormous and complex development that is crucial to Winchester. It is one thing to rush through a decision on some signs, even if this does set an undesirable precedent; it is quite another to decide in haste when a unique site, 16 acres in the centre of the city, is being considered. Peninsula Barracks has been waiting for quite a few years for something to happen on it; let us take all the months that are necessary to decide on the treatment that is best for both the barracks and Winchester, or else we could end up with an ill-considered scheme that we might regret at our leisure.

Shione Carden

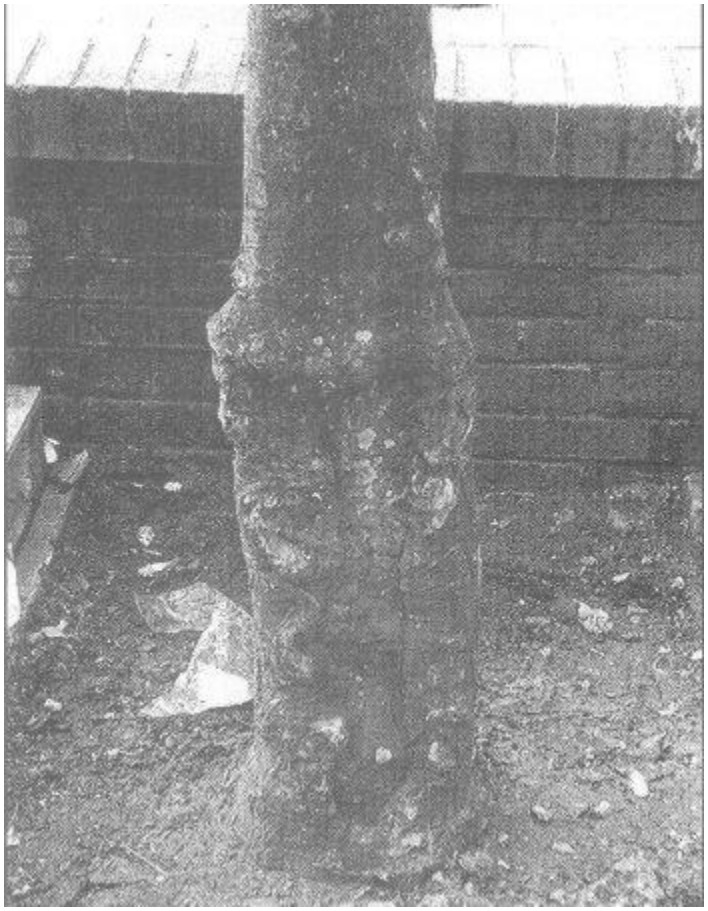
Landscape - TrustNews Spring 1995



There have been a number of large new development schemes needing comment both to ensure that good existing trees are retained and suitably incorporated in the new works and also to look at the proposed landscaping and planting. These include, West Downs School student accommodation, Winchester School of Art in Park Avenue, and student accommodation at Winnall. Several schemes needed meetings where a team from the Trust met developers and Architects, and the Casson Block in St George's Street was one where objection was submitted to the felling of the Norway Maple trees and success was achieved. The Peninsula Barracks scheme has involved a lot of study on the landscaping and is still continuing. This is an exceptional opportunity and hopefully will provide a pleasant open space for people of Winchester as well as the residents.

Comments have also been submitted on the tree planting scheme for the new Waterworks site at Bar End.

The planting of new trees has been pursued but it is disappointing that the funding by the City involves about 30 new trees of which most are replacements mainly from vandalism. The Trust has agreed to sponsor new tree planting and, after meetings with the City Chief Engineer, decided to concentrate on Middle Brook Street Car Park - a desolate area seen by so many people living nearby, visiting or shopping in the City. It is essential to adequately protect the trees from damage caused by cars parking right against the Ash trees on Friarsgate frontage (see photographs right) to the extent that these trees are unlikely to grow to maturity, in fact are showing crown die-back now. About 10 extra-heavy size trees, should be planted by the end of February and also three Lime trees on Eastgate/ Friarsgate corner which we proposed last year.


Damage caused by parking cars in Middle Brook Street Car Park

Planting in areas other than grass involves a lot of research into underground services and contacting electricity, water, gas and telephone organisations. This is often the deterrent for new trees in the City Centre, but we hope to overcome this with the co-operation of the Engineer's Department who have agreed to undertake the research, preparation of the tree pits, protective measures and arrange for the planting.

Cable television is starting to be installed in Winchester involving extensive trenches, and we are particularly concerned about damage to tree roots. Should members see work going on near trees please contact the Aboricultural officer in City Planning Department (848177 or 848293).

Gillian Bauer

Projects - TrustNews Spring 1995

Since October 1994 I have taken over the chair of the Projects Committee from Antony Feltham-King and it is exciting trying to keep up the momentum Antony has created. There are now four new committee members in addition to the existing eight who will help expand our involvement in the community as we work to maintain familiar surroundings as well as initiating new and complimentary projects to the existing historic context.

One exploration now being conducted in conjunction with the Winchester School of Art is a competition for the design of a fountain in the east corner of the Casson Building in St George's Street. There is a water feature here at present and this exercise is simply to explore the possibilities of such a cranny in the city fabric. The brief given to the students is set to test their creative abilities and find fresh inspiration for Winchester. Mr William Pye, internationally renowned water sculptor, has agreed to sit on the jury. The jury is in at the middle of March! In the meantime keep us aware of possibilities for new projects.

Scot Alan Masker

Chippindale Venture 1995 - TrustNews Spring 1995

At the beginning of 1994, the Urban Studies Committee decided to split the Chippindale education programme into two, one called Chippindale Venture and the other Chippindale Workshop. The workshop is a one day exercise and the Venture a two month exercise.

This year we are starting with a Chippindale Venture programme, which is already under way. Two schools are involved, Compton and Owslebury Primary Schools. There are 55 students aged between 9 and 11. Fourteen architects and landscape architects are involved with teams of approximately four students each helped by their school teachers. The project this year is to produce a Heritage Centre scheme for Winchester. The site selected is the same one that we used when we first started the scheme five years ago, the forecourt of the Law Courts. A brief has been drawn up setting out the site criteria, use of space, materials etc., car and pedestrian movement and a rough idea of the content of the Heritage Centre and its function. The schools have visited several heritage centres to help them visualise and understand spaces, and how the buildings are used and what they are providing for public education and why.

It never ceases to amaze those architects taking part how the pupils pass through the frustrating learning curve, then understand what is required, and develop a sense of place and sense of scale. They also master a certain amount of architectural jargon! The reward for the professional team is considerable for they see youngsters evolving their abilities very fast through an intensive programme. It will be interesting to see the end results on the final day which is March 24th starting at mid-day. Schemes will be on display in the Great Hall. The participants will also be preparing drawings of some pictorial episodes in the History of Winchester which would be exhibition material in the 'new' heritage centres they have designed. All Preservation Trust members are welcome to come and see the schemes which will be displayed all the afternoon.

Finally the Urban Studies committee would like to thank Pam Moore who co-ordinates this difficult programme, David Ashe for once again providing the wise guiding hand and all the architectural firms in Winchester who allow members of their firms expensive time off to undertake this worthwhile project and many other enthusiastic helpers who get drawn into and hooked by the Chippindale Venture. We

would also like to thank Hampshire County Council for allowing us the use of the Great Hall.

Keith Leaman

Heritage Centre - TrustNews Spring 1995

Apart from the normal winter opening on Saturdays, which brought in casual visitors from all over the world, we treated ourselves to a short break between the closing of the Transport exhibition in November until Christmas. Our willing labour force of Tony Hunter and Jim Mitchell is now well on with internal maintenance work in the Heritage Centre, ready for the full opening of the Centre on 1 April 1995.

Work on preparing the main 1995 exhibition is also under way. This is an exciting exhibition of the photographic collection of the former professional photographer, Bob Sollars, who had his business in City Road. The exhibition will cover the period from the 1950's to the 1980's. How many people remember St Peter's School, the 1977 Jubilee celebrations with Mayor Ball presiding over the tea party in The Pentice, or the old parade of shops on the north side of City Road opposite Bob Sollar's studio, or the opening of the Bar End flyover? Such is the scope of this remarkable collection, which also illustrates some of the issues that the Winchester Preservation Trust has championed over the years, some of which are displayed in the permanent exhibition upstairs in the 20th Century Room of the Heritage Centre. This will be a most interesting and instructive exhibition, so do come to see it - opening date 1 April.

At the insistence of our insurance company, we have installed an alarm system in the Heritage Centre. It is sad that insurance companies now regard Winchester as a "black-spot" for burglaries.

The December book sale unfortunately did not do as well as we had hoped, but we shall be running a further sale in St Maurice Covert on 19 April 1995, so please can we have some more unwanted books that we can sell in aid of Heritage Centre funds.

Alan Cooke has once again taken a set of unusual views of Winchester, which will form the basis of a second Hampshire Chronicle competition for those that think they know every nook and cranny in the City. The usual Half-term Quizzes and a new Winchester Literary Quiz are also in our sights. Finally, we are very grateful to our new Publicity Officer, Mike Lee, who has succeeded in getting us good press coverage during the winter closed season. We are looking forward to an active year, with an excellent main exhibition and several minor practical improvements to the Heritage Centre.

Chris Webb

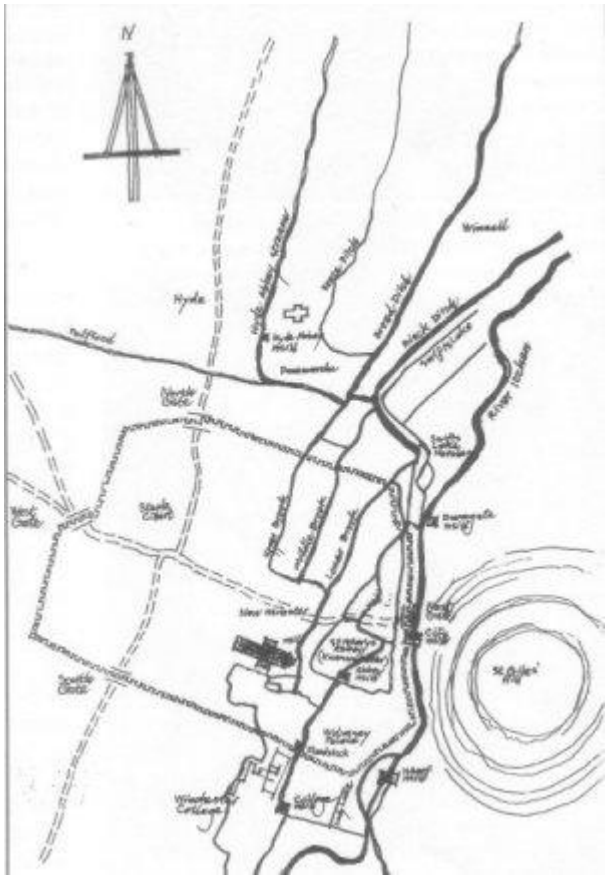
The Waterways of Winchester-part 2 - TrustNews Spring 1995

Elizabeth Proudman's first article was published in the Spring 1994 Newsletter. She continues her story.

Drawings by Kate Proudman
Map by Nick McPherson

When the Rt Rev John Milner wrote his history of Winchester in 1789 he began: 'As it is chiefly built on the gradual declivity of a western hill, and on dry soil, it is in general, cleanly and convenient to walk in .... The air, passing over chalkly (sic) hills and extensive downs, from whatever point of the compass it is wafted, is as untainted and pure as we conceive the atmosphere to have been originally created.... The waters, whether drawn from the bowels of the earth, or those that intersect and cleanse the city in various rapid streams, are as pure as the air and nearly as transparent Winchester is one of the best adapted spots in the kingdom for the residence of the human species.' That is a lovely description, but Milner's comments do not always quite agree with some other early evidence about conditions in Winchester!

The rain that falls in chalk country in the winter takes several months to soak through and reappear in the rivers, so they flow steadily even in dry weather, and these fast, even chalk streams were ideal for turning mill wheels. In the Domesday book 300 Hampshire water mills are mentioned; 98 were still working in 1900, and 34 in 1939. Many mills were small, serving their local community and they came and went as the years passed. Wooden mills were often destroyed by fire, but even the big stone water mills gradually fell out of use. Abstraction of water for a growing population, our love of fine white bread, and imported hard winter wheat from the US all contributed to their demise, and the last traditional water mill on the Itchen stopped work in the 1960s.

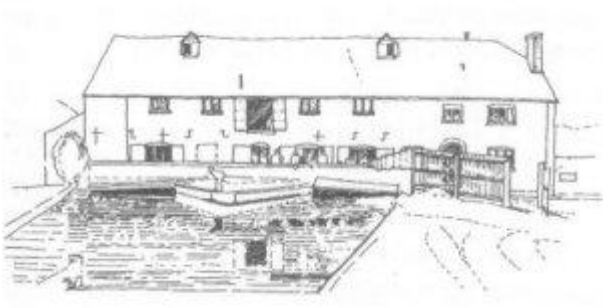

Map showing Winchester Mills

However, many mill leats and ponds survive. Other old streams which can still be seen in the valley are remains of watermeadows. For over 300 years men called drowners constructed a sophisticated system of channels and hatches in the valleys, and they carefully flooded the meadows each spring, with the warm river water rich in nutritious silt. Few water meadows are 'floated' any more because of the cost of labour and the availability of modern fertilisers, but many of the channels remain. Even the peaceful sport of fishing has changed the natural landscape. The weed is cut, the river gravel is raked for spawning, and the banks are planted to improve the fishing. The Itchen and its valley even in its most rural stretches has always been a man-managed environment.

John Keevil explained in the Summer Newsletter, that Saxon charters mention mills and mill streams in Winchester. In 901 the New Minster owned a mill inside the city walls, and there were already three mill streams beside Nunnaminster (where the Abbey Gardens are today) before that. By 1208 there were 22 mills between Hyde Abbey and St Cross, nine in Winchester itself. Six of these were built on the river but outside the city walls and they were thus in the Bishop's liberty known as the Soke, and their rents and profits were payable to him. The most lucrative was Durngate Mill, demolished in the 1960s, but Segrim's Mill (or Wharf Mill) along the Weirs, and Floodstock (on the City wall in College Street) brought good returns too. Milling was a profitable business. The City Mill goes back to 940 and it belonged to the nuns of Wherwell from 1086, until the Reformation.

Mostly the water was used to grind corn, but Winchester's water was used as power for parchment making, tanning, leather working, paper, and when Mary Tudor gave the Abbey Mill to the city in 1554 it was being used as a grindstone factory. (Its present function as the Environmental Health Office sounds suitably much more environmentally friendly!)

But far and away the most profitable activity in the city in medieval times was the wool and cloth trade. Between 1326 and 1363, when Edward III moved the market to Calais, Winchester was a town of the Staple - it had a licensed wool-market. The Staple Court was just inside the Westgate, to the North of the High Street. It didn't survive very long and by 1400 the 'Staple Garden' was described as a rubbish tip.



Durngate Mill

Twenty master weavers and 17 fullers formed a guild in 1577. They and the dyers worked mainly in Lower Brook Street, Tanner Street and Busket Lane and they disposed of the filth they produced in the easiest way possible-into the river. They stretched their cloths to dry on tenter hooks, wherever there was vacant land. Fullers finished the woven cloth. In the early days they felted it by first soaking it in vats of stale urine which they bought in the morning in the town, and then trampling on it with their feet. The workers must have welcomed the invention of fulling mills which used water-powered hammers and fullers earth instead! Fulling brought enormous rewards for the bishops with mills in the Soke, but there was no fulling mill inside the city walls until the early 1400s when the city constructed a mill at its own expense on the island known as Coitebury, (where the Friarsgate medical centre is today). It should have brought revenue to the townspeople, rather than to the Bishop, but sadly it was built when Winchester's wool trade had begun to decline. The flow of water was not strong enough to drive it adequately, and before long the mill was abandoned. The stream remains today; it flows through the Friarsgate flats, round the medical centre, beside the bus station and under the High Street, before running along in front of Abbey House.



The City Pump by the Buttercross

The cloth trade affected the suburbs too, especially where the ground was damp. In sixteenth century Fulflood the dyers were growing woad, saffron and madder, and the fullers were growing teazels. Outside the Southgate linen drapers had plots where they grew flax. As the cloth trade declined in Winchester, St Giles' Fair which had contributed so much to the prosperity of the city declined too. In the Black Death about half the population died, and this loss was not made up by the time Henry VIII dissolved the three great monasteries. The population fell from around 11,000 at its height in the eleventh century, to about 3,000 at the outbreak of the civil war in 1642. But the mill streams and King Alfred's Brooks continued to flow through the streets of Winchester, and very useful they were too.

The nice clean water to the north of the city was used by the brewers for their beer, and further down stream by everybody else, for drinking and cooking as well as various industrial purposes. The problem was that everyone threw everything they didn't want into the water. In the fifteen and sixteenth centuries the Burgh-mote spent much of its time trying to keep the city clean and healthy. By 1543 it was the responsibility of everyone whose property abutted the stream to scour its bed. From 1554 the Brooks were stopped for ten days in May every year, for the cleaning to be done and you could be imprisoned for failure to do your bit of Brook.

There were strict rules too about the disposal of rubbish. Shoemakers were only allowed to burn their scraps of leather between 9 pm and 4 am. Butchers were forbidden to throw *'intrayles or other vile things in the river of the Cytie... but onlie in the place called abbies bridge and there nother but where the same intrailes and other vile things be cutt iiii inches longe'*. Dyers were fined 6d if they threw their slimy *'wodegore'* in the river *'after the sone risinge in the morning'.* There was a public washing place in Colebrook Street, but glovers could not use it or hang their skins out in the street. Within a hundred yards of the High Street you were forbidden to grind your wode, or keep your pigs or your dung heap. The fish shambles were up by the Westgate, beyond the butchers and the slaughterhouses in St Peter's Street. The

fishmongers threw their waste into the street - but they had to throw two buckets of water after it.

I don't know how successful all these measures were because the Venetian ambassador who came to Winchester for Mary Tudor's wedding in 1554 wrote: *'They have some little plague... well nigh every year ...the cases for the most part occur amongst the lower classes, as if their disslute mode of life impaired their constitutions'.* I think it was more likely to be the filth of their streets!

People had to pave the street in front of their house, or clean up any *'ded dogge ratte or horse'* they found there at least once a week. In 1577 some of the smaller lanes were described as *'very fylthye and noifull to all such as shall passe by the same'* and so it was *'agreed that all persons of or above the age of twelve years which shall doo his or her needes of easement meete to be done in pryvies...in any streate or lane of the sayed Cytie...shall forfayte and lose for every time vi d'.* Informers were well rewarded, but the fact that these ordinances had to be repeated year after year suggests that the streets remained foul.



County Hospital, Colebrook Street 1732

There were several medieval public latrines in Winchester, sensibly built over King Alfred's Brooks - the largest was the quaintly-named Maydenchamber on St George's Street, near the present site of Marks and Spencer. Along the populated High Street stone-built cesspits had to be emptied regularly, but many people used unlined holes in their gardens. For drinking, the old monks and nuns had had water brought in lead pipes from the fresh downs at Easton, as had the Bishop at Wolvesey. But ordinary people could only dip their buckets in the river or the Brooks, or they could use the town pump near the City Cross unless they were lucky enough to have wells in their own gardens.

So it went. The population was small and there was plenty of open space even within the walls of Winchester. Plagues and sweating sickness and epidemics of flu came and people died. In bad times pest houses were built outside the walls where victims were kept in quarantine. People accepted the conditions they had always known.

Claims of modern marketing men are nothing new. In 1630 the Mayor, John Trussell, praised his city. He wrote:
"The purity of the ayre is such that neithere physician, apothecary nor surgeon did every grow rytche by their practice in this place."

Pavement Commissioners were appointed in 1771. They had wide powers to clean the streets, and control abuses. Unfortunately, the men appointed were usually learned divines, honest of course, and well-intentioned, but quite out of touch with the tradesmen of the town who were the rate payers. The College, the Dean and Chapter and the Bishop did not have to pay rates. Little agreement could be reached on reform, and the Brooks, King Alfred's ninth century streams, were the only system of drainage that Winchester had when the great population explosion arrived.

In Winchester in 1801 there were 5,000 people. In 1881 there were 19,000. This growth happened partly because of the arrival of the railway in 1839-40, and partly because the agricultural depression drove people to seek work in town. The poor people still lived in the Brooks area, and they took in lodgers to make ends meet. Up by the railway the water-works was opened, then the Union Workhouse was built. The prison followed, and soon speculative builders began to construct desirable residences on the airy western hill; the houses on St James Terrace, Orams Arbour, Clifton Terrace for example. These were all built with piped running water, but no main drains, and when the cesspits overflowed - as they frequently did - the effluent ran down the hill into the Brooks, the slums and the river.

The County Hospital was opened in Colebrook Street in 1732 with *'Despise thou not the chastening of the Almighty'* written on the wall. The founder Alured Clarke actually said that sin was the cause of sickness: *'A Profligate state of life (eg sickness) was the result of unChristian living'*, and he said *'Unfortunately the poor are very incompetent judges of the true use of money'.* In 1752 a larger hospital was built slightly uphill in Parchment Street and it poured all its wastes into cesspits too. There were serious epidemics in Winchester in the 1830s, whether of Asiatic cholera or not is disputed, but the people died just the same. Winchester doctors began to write to the papers to press for sanitary reforms, insisting that dirty drinking water and lack of sewers and not sin was the major cause of sickness. In 1850 the life expectancy in England as a whole was 58 years, in Winchester it was 50 and in the Brooks area it was 42 years.

The state of Winchester became a national scandal, but still nothing was done. What had been good enough for almost 1000 years was still good enough for some people.

When cholera threatened yet again in 1849, Bishop Sumner called for a day of prayer and humiliation, just like his predecessor Bishop Edington who had sung penitential psalms at the approach of the Black Death in 1348. The prayers didn't do much good on either occasion. In 1851 the student teachers had to move from their college at Wolvesey Palace because of all the sewage which `Winchester's Cleansing Streams' brought into the garden. A report appeared which spoke of babies playing on floors in the Brooks area where the effluent seeped up between the stones. As indisputable proof was finally found that epidemics were caused by drinking infected water the council was divided into two camps: the Muckabites who refused to raise a 6d rate to build a sewage system, and the public-spirited Anti-Muckabites led by the doctors, who believed it would be money well spent. In the council elections of 1861 the Muckabites won yet again, and their triumphant song was sung:

Good health to all the Muckabites
Heigh Ho! Stink 0!
Who love to have their Dirty Nights.
Heigh Ho! Stink 0!
Our cesspools shall not be Drained
Heigh Ho! Stink 0!
Our slush-holes shall be retained.
Heigh Ho! Stink 0!
As for fevers, we don't fear
Heigh Ho! Stink 0!
So long as we can get strong beer,
Heigh Ho! Stink 0!
Nor yet for Cholera do we care,
Heigh Ho! Stink 0!

The threat of cholera waned, and lethargy took the place of fear, but central government began to press for action, and threatened to impose a sewerage plan on the city for which Winchester would be obliged to pay. Finally the reformers won the day led by Dean Gamier and Freddie Morshead, the mayor, who was also a housemaster at Winchester College. In 1875 a main sewer was inserted from North Walls to Bull Drove and the Gamier Road pumping station was opened. Winchester is the only city I know of to have its sewage works named after its Dean, and to him we owe our cholera-free city and the lovely clear river in Winchester today.

On 12th August 1819 John Keats came to Winchester, before the bad times came. He wrote to his sister *"It is the pleasantest town I ever was in, and has the most recommendations of any. The whole town is beautifully wooded. From the hill at the eastern extremity you see a prospect of streets and old buildings mixed up with trees. Then there are the most beautiful streams about I ever saw - full of trout."* He said that the air was so good it was worth 6d a pint! I wonder how he and Milner would like Winchester today. Have we cared for it well? Is it still one of the best adapted spots for the human species?

Elizabeth Proudman

Design Awards 1994 - TrustNews Spring 1995



Plaque given to Award Winners

In the Trust's sixth Design Award Scheme, three Awards and three Commendations were announced at the AGM on 7 November. The Awards were presented by **Dame Elizabeth Chesterton**, DBE, ARIBA, FRTPI, Chairwoman of the Selection panel. Dame Elizabeth is an architect and planning consultant. She serves on the English Her¬itage Committee for Historic Areas and Buildings, and until recently was a long-standing member of the Royal Fine Art Commission. She collaborated on a conservation study of the historic core of Kings Lynn, and was responsible for the Beaulieu Estate plan which led to a study of all estates from Southampton to Lymington. Her report is printed below.

Early this century a group called "The Council for Visual Education" was founded because people, mostly those involved with architecture and the built environment, were concerned about the quality of what was going up and the losses incurred through indiscriminate demolition.

This Council ceased to exist shortly after the last war, but ever since people in the relevant professions and some in primary and secondary education have been battling towards the same objective - that of raising the quality of our towns and cities by cherishing what is significant from the past and fostering what is worthy in today's context. English Heritage is well into it now through the National Curriculum and teacher training, which, it is hoped, will spread to the training of those who train teachers! Your own Chippindale Venture is an admirable example of training, involving young people in their urban environment. Indeed John Gummer, Secretary of State, Department of the Environment has just introduced a discussion document in the very same field "Quality in Town and Country".

The question is who initiates what is built, who does it and who makes the judgements? Are they up to the job and wise to its implications, capable of objective judgement or full of inherited prejudices - likes and dislikes? The people who have a hand in shaping the built environment are many. In random order Ministers in Whitehall, Councillors in Local Government, architects, citizens, developers, artists, planners, landscape architects, individuals and groups of citizens, and lots I have missed.

So it is admirable for groups of citizens like the Winchester Preservation Trust to stimulate thought by its regular award schemes and to foster through them an understanding of the clear and sensitive thinking and fine execution that lies behind contemporary buildings of quality and sympathetic rehabilitation and refurbishment. This on the one hand and on the other the capacity to dismiss as unworthy today's shams and gimmicks. I was originally involved with the Council for Visual Education all those years ago and in one way or another have been battling for quality in our built environment ever since, so it was a real pleasure to have been asked to come to Winchester and share in the Preservation Trust's work when considering this year's entries for design awards.

Interesting that word "preservation". It sprang I suppose from the initial motivation when the emphasis was indeed on preserving existing fabric of importance. But now and for some time past we see what happens today as equally important; whether it complements and enhances the beauty of our inherited townscape or detracts from

it. So perhaps in practice "protection" is a more accurate word for what the Winchester Trust is really about!

Indeed the five categories of entry for this Award Scheme makes clear the objectives behind it, that is the recognition of quality in what has happened to the environs of Winchester since the last awards in 1991:-

- 1 New buildings (of any size).
- 2 Rehabilitation/restoration of older buildings including the sympathetic refurbishment of exterior details.
- 3 Landscape, planting and the treatment of open spaces.
- 4 Shop fronts, fascias and facades.
- 5 Streetscape: lighting, signs, street furniture, walls, fencing and flooring.

Before discussing this year's entries it is worth saying that there were by no means as many as there might have been judging by the amount of good work done since 1991. Perhaps this is because possible entrants may not realise how important to the town are those small additions that can ruin, or if sensitively handled do no damage or even enhance an existing house; or how equally important in a shopping street are changes to shop fronts of one kind or another which can often affect a whole building for better or worse.

There is no doubt that what we respect from the past grows as we get further from it and can make objective judgements, and so it is with the Edwardian period of domestic architecture where the changing life styles of today some times call for alterations. The way these are carried out matters and the Trust is as interested in the overall fabric of the town as in its one-off buildings.

So it is hoped that, in the future, members of the Trust will keep their eyes open for schemes both large and small which would be entered for awards, and will alert the Secretary to them.

All schemes submitted to the Award Scheme were exhibited first at the AGM and then, for two months, at the Public Library.

Award winning schemes are illustrated here, and Commendations are listed, with the Selection Panel's comments.

AWARD WINNERS



Cathedral Visitors' Centre

Cathedral Visitors' Centre
Plincke, Leaman and Browning (Categories 1+2+3)

By choosing to make use of a 16th Century coach house and the enclosed but vacant land beyond in which to meet current visitor needs, the Dean and Chapter have shown rare enlightenment. So often in ecclesiastical settings these needs are met wedged into unsuitable spaces within a church or cathedral or by architecturally inadequate stone lean-tos.

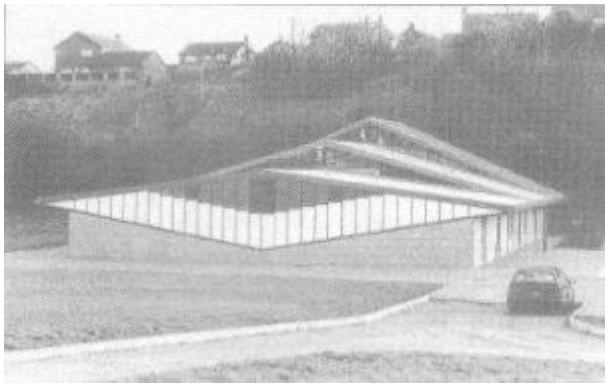
This choice has resulted in an award winning complex; a successful refurbishment for shop use and a confident steel structure housing a restaurant.

The Panel appreciated the crisp overall planning of the scheme. The vista from the Cathedral door through the entrance court and coach house, to give a glimpse of the restaurant is particularly satisfying. The journey along the route from courtyard to courtyard is as rewarding asvp the vista, preparing the visitor for the highly disciplined modern building beyond, itself surrounded by magnificent old walls. The Panel thought that the geometry of this building complemented the cathedral wall. The structure is friendly, the relationship of inside and out with the slate floor running through, is very successful. A nice detail, reminiscent of mediaeval gargoyles, are the water chutes to cope with the excess run off of rainwater.

Apart from the kitchen block which seems too domestic in scale and detailing, this is a good example of a new building fitting easily into an old setting without trying to compete with the past.

About the entrance to the complex including the floorscape the Panel would have like to see fewer materials used and felt that the steps with their forest of handrails could have been more simply handled. Nevertheless they were cer¬tain that the quality of the scheme as a whole warranted an award.

Carroll Youth Centre, Somers Close, Stanmore
Graeme Stevenson Architects (Category 1)





Carroll Youth Centre

Approached through housing estates on higher ground, this site adjoining playgrounds with a backcloth of trees, gave the architects a freedom of which they took full advantage. An award is therefore given to this interesting and attractive modern building; a rigorous yet sympathetic concept with crisp, clean lines. The ingenious structure is designed with three differently pitched roofs to suit the uses beneath them, the highest area being over the sports hall, stepping down over the social activities area in the middle and again over the administrative areas. Each pitch is "sprung" from the same level along the eaves of the building; the gutter, in tubular form, gives the illusion of a continuous hinge.

The architects have given thorough and rewarding attention to the design of details and the use of contemporary materials with welcoming colours and interesting lighting. The building shows integrity, fits into the landscape well and seems in all aspects to provide spaces appropriate for its purpose, and also appears to be excellent value for money.

Hampshire Record Office
County Council's Architect's Department (Category 1)



Hampshire Record Office

This building is on a thoroughly urban steeply sloping corner site and gets its award for the logical use and exploitation of the potential of this slope which has produced an exciting and impressive townscape. The function of the building has been clearly expressed by the solid base housing the archival material - two sides of which (on Sussex Street and Station Road) have high brick walls which are punctuated by a rhythm of small windows and cavity vents.

The contrast of this base with the airy lightness of the study areas above, beneath the strong triangular roof form (adding to the roofscape of Winchester) is very successful and a pleasing feature is the use of a square brick courtyard of the reading room reflected outside with the water and sculpture.

This is a typical Hampshire County Architect's thorough approach to designing a building with the feel for the section - such as the south-west elevation and the main staircase. However, this approach can mean a few sacrifices in some areas of the interior such as the small cabin-like offices for senior staff within a large exciting space which offers windows and fine views, or the intrusion of the staircase into the research area which must restrict free movement there.

The selection of materials and colours is for the most part beautifully thought out and the execution of all brickwork is highly commendable. The panel is concerned about the uncertain role of the paved and planted area on Station Hill. From measurement it would appear to be laid out as a car park, but has yet to be observed to function as one. But despite a measure of criticism, it agreed that this excellent building makes a very welcome addition to the architecture of Winchester.

COMMENDATIONS

W H Smith Ltd, 172 High Street
Grayston Alan & Durtnell (Category 2)

This building was commended for its sympathetic handling of the adaptation of the two elevations - in Parchment Street and St George's Street, incorporating the Old Masonic Hall. The careful selection of bricks on the gable ends and the detailing of the windows above the doors successfully ties in together the different sections of the building's exterior.

It was however thought a pity that the internal layout does not respond to using to advantage windows at both ground and first floor. The display of merchandise, on the ground floor, has a deadening effect at street level and although the lighting and murals on the first floor are very successful, this fine space is marred by the arrangement of book displays that block the windows. It was felt that these displays could be arranged at right angles to the external wall to allow windows to take on their rightful role of providing daylight and views.

Pilgrims School. New classrooms
Radley House Partnership (Category 2)

This is essentially a roof space converted to provide two classrooms reached by a neat new staircase. Unusually, the insertion of carefully proportioned dormer

windows improves the appearance of the whole building. However, even with the attractive triangular lightwell at one end, the quality of natural light in the rooms themselves was thought poor. But on the whole this scheme was seen as a good and well-executed solution to an awkward problem and worth commending.

Rehabilitation of stone steps to 37/39 Southgate Street
Vokes and Beck (Category 2)

Numbers 37/39 Southgate Street are part of an 1840 block designed by Owen Browne Carter, originally called Chernocke Place. A Commendation is given for the careful way in which these steps have been restored, using Portland stone treads to the 1840 pattern. This may appear to be a somewhat insignificant piece of work, but it is on the quality of just this sort of refurbishment that so much of the character of the City depends. It is an example to be followed.

Cathedral Diver - Material wanted - TrustNews Spring 1995

Mr G M Potter is a member of the Historical Diving Society and has been researching over the last two years into the restoration of Winchester Cathedral between 1905 and 1912 and the involvement of William Robert Walker. He hopes to publish a biography of the "Cathedral Diver". Whilst he has already studied the Cathedral archives, Mr Potter wonders if any Trust members have relevant material - photographs, postcards, anecdotes for his research. If so, he would be very pleased to hear: 122 Chobham Road, Sunningdale, Ascot SL5 OHX (Telephone 0344 20106).

Organisation - TrustNews Spring 1995

Winchester Preservation Trust...cares for the charcter of the City

The Heritage Centre,30/32 Upper Brook Street, Winchester, S023 8DG
Tel: 01962 851664

President: The Hon Sir Peter Ramsbotham GCMG, GCVO, DL

Chairman: Capt Antony L.L. Skinner RN (retd)

Deputy Chairman: Michael Carden AADip, RIBA

Hon Treasurer: I K C Thomson MA, FCA

Secretary: Mrs Flavia Bateson
(Including Membership)

(Full details of officers and committees of the Trust, with a list of members are published each year in the Annual Report).

Newsletter Editor: Gill Collymore

If anyone has any comments on issues in this newsletter or suggestions for future ones, please write to the Editor at The Heritage Centre. The Copy date for the next newsletter is **5th June 1995.**

Butterflies and Moths - TrustNews Spring 1995

Hants & IOW Branch of Butterfly Conservation have produced this 60-page booklet on the butterflies and moths of Hants & IOW. Sites of historical interest such as Magdalen Hill Down, St Catherine's Hill and West Hill Cemetery are rich in butterflies because they nurture the native wildflowers and grasses on which butterflies depend. Each of Hampshire's 47 butterfly species receives a separate account. Moths, because of the vast number of species, are treated more selectively. There are nine colour photos (with an emphasis on habitat), 24 distribution maps and an indication of Hampshire's best butterfly sites. The Report is edited by John Taverner and sponsored by Hants County Council, Canon UK and Exxon Chemical. To secure your copy, write to Alan Hold, 22 Brook Road, Fair Oak, Eastleigh, with a cheque payable to "BBCS Hants Branch" for £3.50 inc p & p.

Membership Subscriptions - TrustNews Spring 1995

The current subscription rates are £5.00 (single), £7.50 (family/household) and £10.00 (Corporate). Alternatively, Life Membership is available for a one-off payment of £60.00 (single) or £75.00 (double). The majority of subscriptions are paid by banker's order and this method certainly makes savings for the Trust in bank charges. Annual subscriptions for 1995/6 are due on 1st May 1995 and the Membership Secretary would just like to make a plea to those who are still paying at the pre- 1992 rate - please update your subscriptions so that reminders need not be sent out again!

Summer Walks - TrustNews Spring 1995

An interesting programme of Summer Walks has been devised by Nick McPherson for June, July and August. Subjects vary from water fountains to Peninsula Barracks to Winchester corner and gap sites, and to American Winchester. Dates and details are given below. All members and friends will be welcome.

TEN SUMMER WALKS : 1995

Thursday evenings. Meet at the Heritage Centre 30/32 Uppr Brook Street at 6.30 pm.
Walks normally take 11/2 to 2 hours.

29th June	**Hyde - Winchester's Northern Village beyond the walls**	**Nick McPherson** Architect and artist
6th July	**Water Fountains of Winchester**	**Graham Scobie** Chief Planning Officer Winchester Museums Service, Archaelogist
13th July	**St Thomas' Street**	**Andrew Rutter** City Conservation Architect
20th July	**Peninsula Barracks**	**Huw Thomas** Architect
27th July	**St Giles' Hill and Bar End**	**Graeme Stevenson** Architect
3rd August	**St Thomas' St/Symonds Street**	**Michael Bullen** Hampshire County Historic Buildings
10th August	**Winchester's Corner sites and gap sites**	**Keith Leaman** Architect
17th August	**Signs, Street Architect and hard landscape**	**Richard Baker** Architect
24th August	**American Winchester**	**Chris Webb** Chairman of Heritage Centre and local resident

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Diary - TrustNews Spring 1995

24th March from Midday
Chippindale Venture. In The Great Hall, there will be an exhibition of design ideas for A Heritage Centre, set in the forecourt of The Lawcourts.

HERITAGE CENTRE

19 April 9.30 - 3.00 pm
Book sale at St Maurice Covert off High Street

April to October
'Winchester through the Lens of Bob Sollars'

14 - 24 October
Literary Quiz of Winchester

RIBA Lectures (Southern Region, Central Hants Branch)
All lectures, open to the public, will be held at The Tower Arts Centre, off Romsey Road, on Thursday at 6.30 pm. Single ticket £3. Bar snacks are available before and after the lectures.

6 April Charles Funke, landscape architect

4 May Eve Jiricna, architect

8 June Daryl Jackson, architect