

The Minutes of Berwick-upon-Tweed Conservation Area Advisory Group Meeting – 21st April 2011

In attendance:

Annette Reeves	NCC Conservation Officer (Berwick)
Alison Cowe	Berwick Civic Society
Peter Rutherford	NCC Dev Management Manager (North)
Chris Burgess	NCC Cons Team Manager (Chair)
John Robertson	Tweedmouth Resident's Association
Dorothy Slater	Spittal Improvement Trust
Peter Watts	The Greenses/Development Trust
Cllr Alan Bowlas	Berwick Town Council
Philip Miller	Building Study Group

1. **Apologies:** Margaret Shaw; Margaret Thomas.
2. **Minutes of the 24th March meeting and matters arising.**

The minutes were agreed subject to date being corrected by the Chair.

- Letter received from NCC enforcement officer following investigation of complaint. No conclusive evidence of breach and therefore will not be pursuing. Discussion centred on finding a solution for improving legibility and negotiated improvement rather than 'enforcement'.
- CB still chasing contractor concerning presentation of archaeology reports on Governor's Garden/Silver Street.
- AC/PW had further discussion on Berwick's Future and role of Development Trust and Town Council. Town Council advocating greater interaction and voice for local groups.
- Letter had been sent from Vice Chair on behalf of CAAG as agreed at the last meeting.

3. **Regeneration Strategy – Protecting and enhancing the heritage asset (Update on THI and Area Partnership Schemes).**

THI – AR reported the exhibition in Dewar's Lane Granary on the 8th April had been well received by partners and funders. There had been positive feedback on the initiatives presented at the end of Year 1. Berwick Middle School pupils attended for the afternoon and were able to see their Changemaker project displayed alongside other designs and research studies. The children stayed for the poetry reading and were able to use the

whole experience as a learning opportunity. The Chair of School Governors had visited with the new Head Teacher and had written to AR/Elizabeth Russell to congratulate on a successful project. The school is considering applying for additional funding to continue the work started by the Changemaker Project. The children's work would be on display in the gallery until the 6th/7th May.

The Building Study Group analyses and visual display was equally impressive and there would be further opportunities to display this material; publish the research in a readable/usable format as it was still a work in progress that would continue to be developed during the lifetime of the heritage schemes.

The public realm concepts/designs for Bridge Street and Maltings Lane car park had also been displayed. The consultants reported they received useful information and comments at this stage in the process. Subsequently, a Development Management led meeting had been held with officers in County Hall to explore the designs in more detail; to consider all the technical, practical and statutory obligations as well as overall vision for improving the public realm components of the THI before further public consultation and approval from HLF.

AR/Iain Ogilvie are progressing Year 2 programmes and action plans and had recently met with the HLF. Surveys/schedules of repair have been completed for the critical and priority vacant buildings within the THI and AR/IO needed to show anticipated applications into annual activity forecasts and possible spends to draw down the money for Year 2. In addition the owner of a cluster of buildings in West Street (Post Office and adjacent store) had come forward with a view to undertaking repairs as well as bringing upper floors into use). AR will continue to work with the owner and their appointed agent/surveyor to progress these buildings; as this is what the THI is all about – heritage led regeneration; essential repairs and fabric uplift with careful intervention that ultimately brings vacant floorspace back into economic use.

Area Partnership Schemes – Bridge Street; 2 applications contracted on. Further 2 applications expected to be contracted in the near future.

Granary Guest House and Tyne and Tweed Estate Agents (2 owners and applications but being treated holistically as part of fabric repairs to one listed building) had commenced work. Stonework repairs to frontage of Tyne and Tweed had been completed this week to a good conservation standard. CAAG to visit and inspect after the meeting. Roofing/render/gable end works ongoing to the Guest House, as is a more complex and involved repair with difficult access.

Castlegate; 1 application being processed and more information being sought to enable a suitable contract and grant offer letter to be issued. In spite of many meetings with potential applicants and some quotations/survey work there were not completed and contractual standard applications able to be processed. AR will continue to pursue but needs to write a report as part of Year 1 development work for English Heritage. This could affect subsequent year grants.

4. Berwick Listed Building Surveys – new system goes 'live'.

AR reported no new surveys received and EH are concluding the Berwick/Tweedmouth and Spittal listing project. However, CAAG needs to be aware the whole listing process and national database had recently changed as part of the heritage protection reform. Everything was now online and only accessible through the 'heritage gateway' and English Heritage. The following email has been pasted into the minutes as this explains the new system, important links and website addresses to access the database. This is for all existing 'greenback' list entries; all new ones that have recently been added (particularly relevant in Berwick/Tweedmouth/Spittal), forms for all new proposals as well as links with other national designations.

Dear Ms Reeves

On 4th April 2011, The National Heritage List for England, our new online database, is going live. For the first time, information on all nationally designated heritage assets will be available in one place.

The launch of The National Heritage List for England marks a major step towards a more streamlined and transparent designation system, one of the main aims of Heritage Protection Reform.

The National Heritage List for England will be accessible via the English Heritage website. You will also be able to cross-search List data alongside other national and local historic environment datasets at www.heritagegateway.org.uk

Each entry on the List will describe the asset and be accompanied by a map indicating its location. Users will still be able to download spatial data from the heritage list from www.english-heritage.org.uk/professional/archives-and-collections/nmr/spatial-data (this requires registration if you have not already registered).

The List will enable you to have immediate access to up to date data on national designations at the touch of a button for your own casework needs. It also enables us to manage our casework in a much more efficient way. Along with data available through the Heritage Gateway and your local Historic Environment Record, we hope you will find The National Heritage List for England of immense benefit in building knowledge of the historic environment in your area.

Alongside listed buildings, scheduled monuments, registered parks, gardens and battlefields and protected wreck sites, World Heritage Site records have been added to the Heritage List for England (but are separately designated by UNESCO). Certificates of Immunity (COI) and Building Preservation Notices (BPN) are also recorded on it.

You can nominate an asset for designation or ask for an entry on the List to be amended or deleted by using our online application form at www.english-heritage.org.uk/professional/protection/process/online-application-form

We will be in contact with you again very soon, on the day The National Heritage List for England goes live, in the meantime, for further information about the List please do look through the Frequently Asked Questions: <https://docs.google.com/document/pub?id=1p541s6pY9mMJH3cngLLjL0LKKJA9ITurToEI6s1ckI0>

If you have any queries, please contact: designation@english-heritage.org.uk

Edward Impey
Director of Heritage Protection and Planning

5. Design Guides – Draft leaflets (previously circulated).

AC had not received any additional comments other than AR's amended draft (circulated prior to the March meeting). Finalised text for the leaflets to be circulated by the **28th April**. Comments to Alison by **23rd May** for signing off at the meeting on the **26th May**.

6. Berwick's Future (update on progress of project groups).

- **Barracks** – Project group had met with the consultants to agree the draft design brief that had been put together by the 'technical sub group' as part of a development management led process. The scope and content of the brief had been agreed and the consultants were confident that soft market testing would attract interest from appropriate developers. There would be an invitation to tender and tight timetable for responses. The project group had discussed the timeframe and phasing in detail, particularly around procurement and where there needed to be a break between Phase 1 and Phase 2 to enable English Heritage to consider the issues emerging from the market analysis. EH had requested time to consult and consider the options at a national level. EH consistent with stressing it needed to be involved with all stages of the process but on a cautious and limited basis.
- **Public Realm** – continues to meet and consultants are progressing a number of detailed designs for sites including the public realm components of the THI and APSchemes (previously reported).
- **PW** reported on a Development Trust Board meeting. They had discussions similar to CAAG on the role and focus of the Berwick's Future work and the 'Berwick Project'. Their expression of concern was set out in a report to NCC that outlined the need to drive forward the long term vision and 20yr plan that had been set by Berwick's Future Partnership.

- **AC** requested that Spittal Masterplan be included under this heading as a standing item. **AR** was able to confirm that David Rowlinson is the lead officer and the stakeholder group (technical officers; English Heritage and community representatives) had recently met with the consultants to consider the draft options report. This was still being finalised and the preferred options would be the subject of a full community consultation. It was requested that **CAAG** be consulted (similar consultation/presentation that David undertook as part of the EAAAP). **AR** to keep the group updated and involved in the process.

7. **CAAG website.**

Minutes had been posted; logos received and statements from Spittal Improvement Trust included about the work of their group. West End Residents do not want any information displayed on the **CAAG** website. Town Council address had changed and needed to be amended.

'News pages' lacking information; **AR** to include a piece about the newly launched on-line system and national database containing links to **EH** and **HELM** websites about how to access information. **PW** wished to thank **CB** for setting up the website.

8. **Current Planning Applications.**

No applications for consideration. Mill Strand appeal, Informal Hearing on 24th May. Objectors could speak and members of the public could attend should they want to observe the discussions and formal process.

9. **Any Other Business.**

- **DS** – there is an aspiration to improve the planting beds in Spittal with raised stone beds and more appropriate planting. **SIT** in discussion with Highways and asked if needed planning permission. **PR/AR** conveyed did not – but asked to consult the Public Realm Strategy. **PR** also asked if the Trust could give a presentation to **CAAG** on the 'splash park project' as this was of interest to **CAAG** being located within the Spittal Conservation Area. **DS** to action.
- **PM** – reminded **CAAG** that **PM/AR** doing a joint presentation on Bridge Street/THI/AP schemes to Civic Society on the 11th May 7.30 p.m. in the Parish Centre. All welcome.
- **AC** – XXXXXXXXXXXX – was this visited? **AR** confirmed that planning and enforcement had inspected to establish what works had taken place. Were continuing to monitor and seek improvements but need to

be mindful this is a work in progress. AR also been contacted by Council for British Archaeology who had been a consultee at the application stage. They wanted to use this as an 'exemplar case study' for a national publication on how to sensitively restore Maltings and Granary industrial heritage. AR will facilitate visit but had alerted BritArch to recent cumulative changes. AR will take to Dewar's Lane Granary and XXXXXX and not sure whether they will use any Berwick buildings as a case study.

- **AB** – XXXXX appeal against 'like for like' replacement windows. AR explained not a listed building but windows required consent under Article 4 Direction that sought to protect traditional windows. Application was not 'like for like' and wholesale replacement double glazed units would be a test of the Article 4 Direction.
- **PR** – Cllr John Taylor (Chair of the North Area Dev Management Committee) had taken an interest in the strategic direction that Berwick was heading. He could not attend the recent exhibition but had visited separately with AR/PR and David Rowlinson to see progress of the THI, EAAAP and other Berwick's Future projects. PR/CB considered it appropriate to extend an invitation to Cllr Taylor to sit on the group. CAAG agrees. CB reminded that any discussion of planning applications would not be appropriate in the presence of the Chair of Planning Committee. CAAG's remit report and protocols sets this out very clearly. PR to action and extend invitation to Cllr Taylor. AR to send out relevant background papers.

10. Date of next meeting.

26th May 2011 9.00 a.m. Chandlery Building.

Berwick Town Council was thanked for the use of the Chandlery and it was requested this venue be booked for a series of meetings.

AR to book next meeting. CB to circulate set of meeting dates to Town Council and booking of meeting room.