

## The Minutes of the Berwick-upon-Tweed Conservation Area Advisory Group Meeting on 6th July 2010.

### In attendance:

<b>Annette Reeves</b>	NCC Conservation Officer (North)
<b>Chris Burgess</b>	NCC Conservation Team Manager (North) Chair
Peter Rutherford	NCC Dev Management Manager (North)
<b>Cllr Bowlas</b>	Town Council
Judy Nicholson	Berwick Civic Society
<b>Margaret Thomas</b>	St Boisil's Resident's Association
<b>John Robertson</b>	Tweedmouth West End Resident's Association
<b>Peter Watts</b>	The Greenses

### **Blackburn & Price application. Presentation of details by Queensbury Design Ltd.**

A presentation on changes to the approved scheme, matters of detail; material and finish was given by Michael Axtel of Queensbury Design also attended by Nick Dawe of Lindisfarne Homes. Full notes of the discussion, question and answer session and formal CAAG comments on are recorded separately. The comments and discussion note will be forwarded to Development Management as part of the ongoing negotiations and discharge of conditions.

Formal business resumed.

#### **1. Apologies:**

Tim Kirton, Philip Miller, Margaret Shaw, Alison Cowe (Judy Nicholson in place of Alison for the Civic Society).

#### **2. Minutes of the meeting held on 1<sup>st</sup> June and matters arising.**

The minutes were agreed. Matters arising;

**Eastern Arc Area Action Plan** – Cllr Bowlas reported that the Town Council had sent a response to the EAAAP. MT did not think there would be many individual responses to the questionnaire as there was a difficulty with understanding the planning language and wording for some people. JR confirmed the WE residents had submitted comments. CB/AR to feed this back to Planning Strategy colleagues.

**HELM** – CB advised he had met with the new HELM and explained the role of CAAG. He would attend when he could and should like to be copied into the agendas and minutes.

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

AR confirmed the THI Stage 2 bid had been delivered to the Heritage Lottery Fund on the 30<sup>th</sup> June. Research as part of the development grant was also being finalised. HLF had confirmed receipt of the bid and also requested an online form submission. This had been done. The application and stage 2 report would be presented to the Board. Formal decision and award of grant expected in September.

The 2 Area Partnership Schemes had been announced and AR had received a number of enquiries (mainly Bridge Street). AR to follow up these expressions of interest now the Stage 2 bid submitted. AR visited a property in Bridge Street that had missed out on the previous HERS initiative and both ground floor and first floor property owners had expressed an interest. This could be the first grant recipient for the Bridge Street AP Scheme as there had been some previous repair analysis that was still relevant and it would be good to target a complete building.

AR and Iain Ogilvie working on a single application form/process for all three grant schemes. May need to do more publicity/promotion for Castlegate and AR will liaise with CARA on this in the coming months.

Complementary initiatives being progressed included work by artists (photographer and writer; poetry/prose) through 'Inspire Northumberland' that would be published art work in its own right as well as provide a stimulus for other projects as part of the local archive/training and community input to the heritage bids.

Changemakers Foundation was also working in partnership with AR on the specific training element of the HLF bid. A new scheme being launched in September (Future Cultural Leaders Programme) was looking for young people (an advocate aged between 16-25) to develop a project with a host organisation (The THI/heritage projects). The theme was culture and heritage. AR had signed up to this and will provide the mentoring/coaching required. The scheme is being funded and supported by Changemakers regarding payment to the young advocate; initial set up/ advertising/interviewing and training for both advocate and host in September. The project runs in 6 monthly cycles for a 4/5 year programme (same as the heritage schemes) and so there was scope to recruit a young person every 6 months throughout the life of the projects. Adverts to be placed shortly (before local schools/colleges finish for the summer).

#### **4. Berwick Listed Building Surveys (update).**

AR advised that a number of designation decision reports had been received on buildings rejected for statutory listing. These were:

Ladies public convenience, Bank Hill – although purpose built for ladies; not one of the earliest examples; lost original sanitary ware; modest design and materials “standard”; too plain and not highly decorated enough (like the many other colourful interiors of national examples).

Reiver’s Tryst, 121, Marygate – domestic character of the property severely compromised by the conversion to shop; art deco influenced shop front some interest but too altered to be of special interest in a national context.

Castle Hotel, Railway Street – changes to internal layout; blocked openings and knocking through to create an undivided bar significantly altered the Edwardian design of the building.

The Brown Bear, 25 Hide Hill – too altered internally to be of special interest in the national context but does make positive contribution to the street scene and conservation area.

Berwick Methodist Church, Walkergate – altered and re-fronted; both phases are standard and not outstanding. Standard C19 fixtures and fittings and loss of C18 interior fittings including pulpit and external changes have had negative impact on the integrity of the building. Of some local interest; but too altered to be listed.

1-5 Drivers Lane – as a group three later C19 dwellings make a contribution to the street scene but lack special interest in a national context. As former inns they have been too comprised by alteration.

6 Bank Hill – although constructed to serve adjacent listed Presbyterian Church this building is much later and group value not enough to compensate for lack of special interest. It makes a positive contribution to the conservation area but is too plain and standard to be of special architectural interest.

#### **5. Design Guides (feedback of meeting with CB/AC/AR).**

CB/AC/AR had met and discussed the amount of references to ‘good practice’ and ‘design guidance’ there was in existing documents, particularly the Character Appraisals that contained a wealth of material. AC had identified a number of headings and partial text that could be used

to provide summaries or condensed “homeowners” guidance. AC concerned with how to convey/summarise this material – did not want to produce an “alternative” Character Appraisal. Discussed different ways of referencing back and how to present the material for further discussion. Work on going and AC will bring this back to a future meeting. CB had not been able to progress funding options.

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

- Barracks Group – consultant appointed. Consultation likely with CAAG at some stage.
- Public Realm Group – consultants producing audit and want to consult with CAAG on the draft strategy. AR proposed a special meeting to include wider CAAG audience – possibly 21<sup>st</sup> July.
- Movement Strategy – No-one to report.

**7. CAAG website – progress (CB)**

No further progress. CB been away but was still waiting to receive information from groups (logo’s; group information; links etc). AR/CB will look at putting on remit report and other relevant articles but needs other material as discussed at previous meetings.

Please forward any material directly to CB. Email addresses in the circulation list.

**8. Current Planning Applications.**

Blackburn and Price (condition details) written notes/comments documented separately. Will be circulated to all CAAG members and to Development Management (North team).

**9. Any Other Business.**

- i) CB – conservation team appointment made to backfill AR post; starting early August; team expanded to include AONB team; trainee post to be offered for 1 day a week in building conservation supported by Heritage Lottery Fund.

**10. Date of Next Meeting.**

10<sup>th</sup> August 2010 (Committee Room 1).

