

Berwick-upon-Tweed Borough Council

Planning Unit

Berwick-upon-Tweed

Conservation Area



Part 1: Character Appraisal

Part 2: Management Strategy

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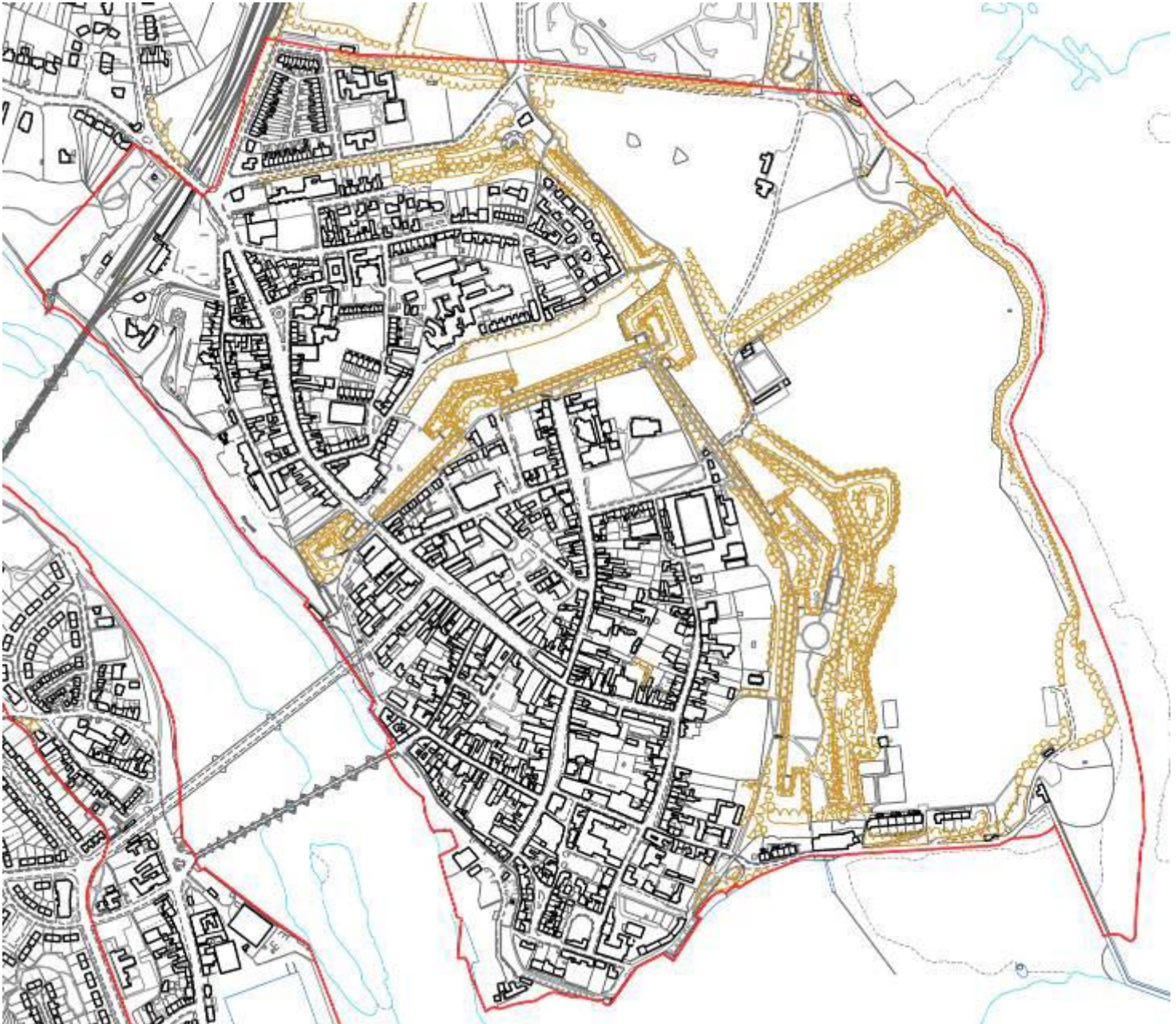


NORTH of ENGLAND CIVIC TRUST

**Final
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www.berwick-upon-tweed.gov.uk

Map 1. Berwick-upon-Tweed Conservation Area Boundary
(see Map 4 for street names)



Contents

Introduction

1	Introduction	8
1.1	Conservation Areas	8
1.2	Town Planning Context	9
1.3	This Character Appraisal and Management Strategy	9
1.4	Further Information	10

Part 1: Character Appraisal

2	Location and Context	11
2.1	Location	11
2.2	Boundary	11
2.3	Context	12
2.3.1	Geology	12
2.3.2	Topography and Aspect	12
2.3.3	Setting and External Relationships	13
2.3.4	Views out of the Area	15
3	Historical Development	19
3.1	Development History	19
3.1.1	Preamble	19
3.1.2	Place Names	19
3.2	Pre-Map History, up to c.1570	20
3.2.1	Settlement Origins	20
3.2.2	Political History	20
3.2.3	Defences	21
3.2.4	Transport	22
3.2.5	Origins Of The Layout Of The Town	23
3.3	History from Maps	23
3.3.1	Plan Diagram, c1570	24
3.3.2	Speed's Map of Berwick Town, c1610	25
3.3.3	Army Plan, 1725	25
3.3.4	South Prospect of Berwick, 1745	27

3.3.5	Armstrong's County Map, 1769	27
3.3.6	Armstrong's Plan of Berwick, 1769	27
3.3.7	Plan in Fuller's History of Berwick, 1799	28
3.3.8	Fryer's Map of the County, 1820	28
3.3.9	John Wood's Map, 1822	28
3.3.10	Greenwood's Map of the County	30
3.3.11	Johnson & Slater's Map of Berwick Harbour	30
3.3.12	Board of Health Map, c1852	30
3.3.13	First Edition OS Map, c1860	32
3.3.14	Second Edition OS Map, c1897	33
3.3.15	Third Edition OS Map, c1920	35
3.3.16	Fourth Edition OS Map, c1960	35
3.3.17	Digital Map, 2006	37
3.4	Archaeology	38
4	Spatial Analysis	39
4.1	Development Pattern	39
4.1.1	Western Built Part	39
4.1.2	Eastern Un-built Part	39
4.2	Sub-Areas	42
4.3	Layout, Grain and Density	44
4.3.1	The Citadel and Castlegate / Station Sub-Area	44
4.3.2	The Remainder and Riverside Edge	48
4.4	Views within the Area	50
5	Character Analysis	53
5.1	Land Use & Building Hierarchy	53
5.2	Architectural Qualities	56
5.2.1	Form, Height and Scale	56
5.2.2	Periods and Styles	61
5.2.3	Features, Detailing and Materials	63
5.2.4	Masonry	64
5.2.5	Doorways	69
5.2.6	Windows	73
5.2.7	Shopfronts	76
5.2.8	Roofs	80
5.2.9	Dormer Windows and Rooflights	86
5.2.10	Chimneys	87
5.2.11	Rainwater Goods	89
5.3	Contribution of Spaces	90
5.3.1	Walls	90
5.3.2	Streets and Paths	95
5.3.3	Backland & Back Gardens	102
5.3.4	Allotments	106
5.3.5	Front Gardens	107
5.3.6	Parish Churchyard	109

5.3.7 Parade Ground and Barracks	110
5.3.8 Station & Railway Corridor	111
5.3.9 Other Institutional Grounds	112
5.3.10 Riverbank	112
5.3.11 Quayside	115
5.3.12 Magdalen Fields	119
5.4 Atmosphere	122
5.5 Loss, Intrusion and Damage	124
5.5.1 Neutral Areas	124
5.5.2 Negative Areas	125
5.5.3 Spatial Change	126
5.5.4 Incremental Change	126
5.5.5 Loss and Replacement of Original Architectural Details	127
5.5.6 Inappropriate Designs, Methods and Materials	128
5.5.7 Condition & Vacancy	130

Part 2: Management Strategy

6 Management Strategy	131
6.1 Introduction	131
6.1.1 Management Strategy Structure	132
6.2 Working List of Issues	132
6.2.1 Operation 1: Identification & Protection	133
6.2.2 Operation 2: Control Of Change	133
6.2.3 Operation 3: Maintenance, Repair & Enhancement	133
6.3 Operation 1: Identification & Protection	134
6.3.1 Position	134
6.3.2 1A: Importance Of Environmental Wealth	134
6.3.3 1B: Review Unsatisfactory Boundaries	135
6.3.4 1C: Increased Protection For Individual Buildings	135
6.3.5 1D: Permitted Development Rights & Article 4 Directions	136
6.3.6 1E: Scheduled Monuments & Areas Of Archaeological Interest	137
6.3.7 1F: Advice & Guidance For Owners	137
6.3.8 1G: Promotion Of The Value Of Heritage	138
6.3.9 1H: Protection From The Adverse Effects Tourism	138
6.3.10 1I: Tree Preservation Orders (TPOs)	139
6.3.11 1J: Additional Identification & Protection Issues	139
6.4 Operation 2: Control Of Change	139
6.4.1 Position	139
6.4.2 2A: Controlling New Development In Conservation Areas	139
6.4.3 2B: Flood Threat To Development	140
6.4.4 2C: Retail Floorspace & Shopfronts	140
6.4.5 2D: Demolition	140
6.4.6 2E: Satellite Dishes	141
6.4.7 2F: Small Scale Renewable Energy Projects	141

6.4.8	2G: Castle Terrace Area.....	141
6.4.9	2H: Development Of Berwick Quay & Dewar's Lane.....	142
6.4.10	2I: Traffic Congestion & Car Parking	142
6.4.11	2J: Partnership Approach To The Town Centre	142
6.4.12	2K: Berwick Infirmary.....	143
6.4.13	2L: Upper Floor Use	143
6.4.14	2M: Roofscape	143
6.4.15	2N: Parties To The Planning Process.....	144
6.4.16	2O: Impact Of Second Or Holiday Homes.....	144
6.4.17	2P: Holiday Centre / Caravan Park.....	144
6.4.18	2Q: Formalised Monitoring Structure.....	145
6.4.19	2R: Review	145
6.4.20	2S: Additional Control Issues.....	145
6.5	Operation 3: Maintenance, Repair & Enhancement.....	145
6.5.1	Position.....	145
6.5.2	3A: General Maintenance Of The Public Realm.....	146
6.5.3	3B: Trees & Incidental Open Spaces.....	146
6.5.4	3C: Improve Appearance & Repair Neglected / At Risk Buildings.....	146
6.5.5	3D: Enhancement Of The Railway Environment	147
6.5.6	3E: Traffic Calming & Signals.....	147
6.5.7	3F: Eastern Lane Car-Park.....	147
6.5.8	3G: Bridge Street.....	148
6.5.9	3H: Improve Signage & Reduce Clutter Throughout	148
6.5.10	3I: Transhipment Depot.....	148
6.5.11	3J: Wirescape.....	148
6.5.12	3K: Gas Pipes	149
6.5.13	3L: Restoration Of The Super-Block Development Pattern	149
6.5.14	3M: Gap Sites.....	149
6.5.15	3N: Panoramic Views	150
6.5.16	3O: Magdalen Fields	150
6.5.17	3P: Castlegate Enhancement.....	150
6.5.18	3Q: Celebrate Good New Buildings & Treatments.....	150
6.5.19	3R: Improve The Northern Entrance Into The Town.....	151
6.5.20	3S: Understand The Backlands.....	151
6.5.21	3T: Town Hall Ground Floor Market	151
6.5.22	3U: Front Gardens, Forecourts & Boundary Walls	151
6.5.23	3V: Limited Resources	152
6.5.24	3W: Research, Interpretation & Promotion Of The Heritage.....	152
6.5.25	3X: Enhance The Parade Ground To Become A Formal Square	152
6.5.26	3Y: Additional Maintenance, Repair & Enhancement Issues	152
6.6	Recommendations.....	153
6.6.1	Introduction.....	153
6.6.2	Flagship Actions Across The Three Operations	153
6.6.3	Operation 1: Identification & Protection	154

6.6.4 Operation 2: Control Of Change	155
6.6.5 Operation 3: Maintenance, Repair & Enhancement.....	155

Appendices

7 Appendices	157
7.1 Other Heritage Designations	157
7.1.1 Scheduled Monuments	157
7.1.2 Listed Buildings.....	157
7.1.3 Article 4 Directions	157
7.1.4 Tree Preservation Orders	157
7.2 The Implications Of Conservation Area Status.....	158
7.2.1 Demolition	158
7.2.2 Minor Developments	158
7.2.3 Trees.....	159
7.3 Unlisted Buildings In A Conservation Area	159
7.4 Sources of Issues Identified in the Management Strategy	160
7.4.1 Issues Identified In The 1999 Local Plan	160
7.4.2 Issues Identified In Part 1 Of This Document, Character Appraisal ...	163
7.4.3 Issues Identified During Community & Stakeholder Consultation	164
7.4.4 Additional Issues Identified By North Of England Civic Trust.....	166
7.5 List Of Possible Actions To Address Management Strategy Issues	166
7.5.1 Operation 1: Identification & Protection.....	166
7.5.2 Operation 2: Control Of Change	167
7.5.3 Operation 3: Maintenance, Repair & Enhancement.....	168

Maps

1 Berwick-upon-Tweed Conservation Area Boundary	2
2 Spatial Analysis	169
3 Sub-Areas.....	170
4 Street Names.....	171

Sub-Area Summaries

<i>Citadel:</i>	Marygate / Walkergate / Chapel Street	173
<i>Citadel:</i>	Sandgate / Hide Hill / Church Street	175
<i>Citadel:</i>	Palace Green / Ravensdowne	177
<i>Citadel:</i>	Parade / Wallace Green.....	179
<i>Citadel:</i>	Bridge Street	181
<i>Remainder:</i>	Castlegate / Station.....	183
<i>Remainder:</i>	The Greenses	185
<i>Remainder:</i>	Northumberland Avenue	187
<i>Riverside Edge:</i>	Riverbank.....	189
<i>Riverside Edge:</i>	Quayside.....	191
<i>Riverside Edge:</i>	Pier Road	193
<i>Magdalen Fields:</i>	Magdalen Fields.....	195

1 *Introduction*

1.1 *Conservation Areas*

Conservation areas are “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”¹. They are designated by the local planning authority using local criteria.

Conservation areas are about character and appearance, which can derive from many factors including individual buildings, building groups and their relationship with open spaces, architectural detailing, materials, views, colours, landscaping, street furniture and so on. Character can also draw on more abstract notions such as sounds, local environmental conditions and historical changes. These things combine to create a locally distinctive sense of place worthy of protection.

Conservation areas do not prevent development from taking place. Rather, they are designed to manage change, controlling the way new development and other investment reflects the character of its surroundings. Being in a conservation area does tend to increase the standards required for aspects such as repairs, alterations or new building, but this is often outweighed by the ‘cachet’ of living or running a business in a conservation area, and the tendency of a well-maintained neighbourhood character to sustain, or even enhance, property values.

The first conservation areas were created in 1967 and now over 9,100 have been designated, varying greatly in character and size. There are currently 12 in Berwick-upon-Tweed Borough, as set out below:

- Bamburgh
- Belford
- Berwick-upon-Tweed
- Chatton
- Holy Island
- Kirknewton
- Norham

¹ Planning (Listed Buildings & Conservation Areas) Act 1990, s69.

- North Sunderland
- Seahouses
- Spittal
- Tweedmouth
- Wooler

1.2 ***Town Planning Context***

Designation remains the principal means by which local authorities can apply conservation policies to a particular area. The Council has a duty, in exercising its planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. It also has a duty, from time to time, to draw up and publish proposals for preservation and enhancement, and to consult local people on them². The local planning authority also has extra powers in conservation areas over demolition, minor developments, and tree protection (see page 157). Government policy in PPG15³ stresses the need for local planning authorities to define and record the special interest, character and appearance of all conservation areas in their districts.

The current development plan for Berwick-upon-Tweed borough is the Local Plan, adopted 1999 and the county-wide Joint Structure Plan, adopted 2005. Under the government's new planning system, the Council will soon work to update these as a single Local Development Framework (LDF), a portfolio of planning documents used to plan and control development across the borough.

1.3 ***This Character Appraisal and Management Strategy***

Berwick-upon-Tweed Conservation Area was designated 6 August 1970. This Character Appraisal and Management Strategy were prepared during spring and summer 2006 by North of England Civic Trust for Berwick-upon-Tweed Borough Council. Extensive community involvement was included during 2006, and a draft version was put out for public consultation during 2007. This final version, which takes account of responses given, will be adopted as council planning policy. The document can be downloaded from www.berwick-upon-tweed.gov.uk.

The document is split into three main parts:

- **Part 1: Character Appraisal** (*dark green footer*)
- **Part 2: Management Strategy** (*light green footer*)
- **Appendices** (*grey footer*)

Sub-area summaries are included at the back.

By its very nature, this document cannot be exhaustive. Omissions should not necessarily be regarded as having no special interest or making no positive contribution to the character and appearance of the area. The character appraisal

² Planning (Listed Buildings & Conservation Areas) Act 1990, s72 and s71

³ Planning Policy Guidance Note 15: Planning & The Historic Environment

and management strategy should be updated every five years or so, taking account of changes in the area and further understanding of the place.

1.4 **Further Information**

For further information on the conservation area or this character appraisal and management strategy, please contact:

- Annette Reeves
Conservation Officer
Council Offices
Wallace Green
Berwick-upon-Tweed
Northumberland
TD15 1ED
- Tel: (01289) 330 044
- E-mail: ar@berwick-upon-tweed.gov.uk

Information can also be provided in other languages and alternative formats eg. Braille, audiotape and large print. For further information please contact Annette Reeves on (01289) 330 044.

2 **Location and Context**

2.1 **Location**

The conservation area covers most of Berwick-upon-Tweed, an historic town in the borough of Berwick-upon-Tweed in north Northumberland. Berwick-upon-Tweed Conservation Area is at the mouth of the River Tweed on the north banks opposite Tweedmouth on the south banks; as the river turns south at this point, Berwick is actually east of Tweedmouth. Just to the south is the town of Spittal. All three settlements are conservation areas. Berwick is some 3 miles south of the Scottish border, 57 miles south of Edinburgh and 61 miles north of Newcastle upon Tyne. Its approximate centre is at grid reference NU 000 531.

The conservation area is mostly in the Elizabeth borough ward with that part north of Northumberland Avenue in Edward borough ward. It is in Berwick North county ward. In the 2001 census, Elizabeth ward had a population of 2,462 (some 9.5% of the borough's population), most of which is in the conservation area.

2.2 **Boundary**

The boundary set in 1970 was based on the Elizabethan walled town, and was then enlarged on 15 December 1988 to include development and setting to the north and east. It is now based on the walled settlement of Berwick plus historical development and open spaces outside the walls on the headland between the River Tweed and the North Sea (see *Map 1*).

Starting at the north west tip, at No.1 Percy Terrace, the boundary follows a straight line east along the line of Spades Mire to the coast, then follows the mean high water mark down to the Pier, which it severs at a notional point to include some two-thirds of its first length. It then turns north to hug the Pier back to Pier Road, which it follows west, continuing round Coxon's Tower. Staying on the mean high water mark, the boundary continues north west along the quayside and riverbanks, notionally taking in the bridgeheads of Berwick Bridge and the Royal Tweed Bridge, north of which, at the riverside clubhouse, it turns slightly to take in sand and shingle east of the mean high water mark. It passes through the Royal Border Bridge and, then turns north east up the bank at a notional point in line with the south boundary of No.1 Castle Terrace (which it excludes). At the road junction of Castle Terrace, North Road and Castlegate, it turns south-east to hug the south

side of Castlegate to its junction with Northumberland Avenue, where it turns north along the west side of Warkworth Terrace back to Percy Gardens.

2.3 **Context**

2.3.1 **Geology**

Berwick-upon-Tweed Conservation Area is at the northern tip of the North Northumberland Coastal Plain countryside character area (no.1)⁴. This area is a narrow, low lying coastal plain with wide sea views and several rivers, including the Tweed, meandering across it. The plain is underlain by Carboniferous sedimentary rocks, here consisting of repetitive successions of limestones, shales and sandstones, intruding through which is the Whin Sill, sheets of igneous rock which outcrop as headlands, cliffs and islands along the coast. Inland, glacial boulder clay



Local pinky-grey sandstone

deposits conceal most of these solid rocks. This geology has influenced the character of the area with local pinky-grey sandstones being the principal building materials and earlier pantiles and brick probably being made from local clay deposits. There are particularly interesting rock formations wrapping round from Pier Road to just off Magdalen Fields' cliffs, visible at low tide.

2.3.2 **Topography and Aspect**

The town sits on a wide plateau between the coast and the river's last great turn south before it meets the sea (see back page). This high outcrop slopes gradually south and west towards the river banks, higher land to the east appearing as cliffs, rocky outcrops and small bays along the coastal edge. Principal streets slope gently down this fall – Castlegate, Marygate, Church Street, Ravensdowne – towards slightly flatter land at the south end around Palace Green. River banks are steepest in the north at the remains of the castle, with a brow continuing through the town above Bridge Street towards the south east, making town centre routes up the bank steep, eg. Bankhill, West Street, Eastern Lane, Hide Hill. At the river's edge are flatter, lower reclaimed strips of quayside and linear routes.



Cliffs and bays on the coastal edge



Castlegate development pattern dropping down the slope

⁴ Countryside character areas, devised by the Countryside Agency, provide a context to local planning and development. There are 159 areas in England, unique in terms of land form, historical and cultural attributes.



Above: Royal Border Bridge defies topography. Below: artificial topography at the Walls and Magdalen Fields



Most of the area's development has responded to this topography, eg. some roads follow

less steep routes and, where buildings sit on slopes, they step down along the gradient. The Royal Tweed Bridge and Royal Border Bridge both defy this topography, creating flat routes in spite of the shape of the river valley below, and generating dramatically juxtaposed levels along the riverside edge of the area.

The vast dimensions of the ramparts and military earthworks around the town have generated their own exciting topography of elevated ridges, sheer drops and artificial embankments. Land form is very evident in Magdalen Fields where expansive views across undulating grass are defined by mounds, ridges and dips, an intriguing mix of different man-made profiles.

2.3.3 **Setting and External Relationships**



The conservation area is surrounded by water on three sides



The area is surrounded on three sides by water. To the north and west, steep tree-filled banks and later suburban growth stretch along the river, railway and old A1. Open space to the north west separates the town from a large cliff-top caravan park (founded on a Second World War military centre), perhaps a third of the town's footprint in size and a large part of its seasonal economy.

Berwick-upon-Tweed Conservation Area is just a part of the wider collection of settlements at the mouth of the River Tweed.



The caravan park north of the conservation area covers a large area



Above and below: Berwick has a visually strong relationship with Tweedmouth and Spittal, particularly the Point



Because of its relatively elevated position, it has a strong visual relationship with Tweedmouth to the west.

Tweedmouth's growth up the shallower west bank of the river creates a vivid linear scene of red and grey roofs

framed to the south by the green banks of the Goody Patchy and to the north by the grand elevated arc of the railway embankment and Royal Border Bridge. Industrial plant to the west pokes out above. A similarly strong relationship is had with the north end of Spittal, Spittal Point forming the setting of the

conservation area to the south, framed by the widest expanse of water and a wide, clear coastal horizon. The Point's chimney is a striking, inimitable marker and definitive of this setting to the south. The visual relationship between the three settlements is just as important as the historic one and because of their proximity and prominence, changes in Tweedmouth and Spittal will have an impact on the character and setting of Berwick.

The relationship with the river is also crucial to Berwick's existence and its development pattern. Although the river itself is not currently in any of the three conservation areas at the mouth of the Tweed (nor the entirety of the three bridges which cross it), the vast open space it generates is crucial to Berwick's setting and to understanding its commercial origins and growth. The shallowness of the estuary at Pier Road generates a very close-at-hand setting to the area here consisting of extensive ridged rock formations.

Berwick's growth is partly defined by the changing route of the Great North Road (see next chapter) and, although the A1 now skirts Berwick, much of the town's traffic is through in nature – the route of Castlegate, Golden Square and Royal Tweed Bridge is a principal local north-south artery, copied in a southerly direction by Bridge Street and (one-way) Berwick Bridge. The rest of the town sees local traffic only but, in a town largely laid out on a medieval pattern, its impact can be high. As well as road networks, the railway is a significant link to the outside world with an east coast mainline station almost equidistant between Newcastle and Edinburgh.

2.3.4 **Views out of the Area**



Views out of the area are dramatic, dominated by the river and by the interesting display of Tweedmouth

Higher views out are long and rich, eg. to Spittal (above) and west along the river (below)

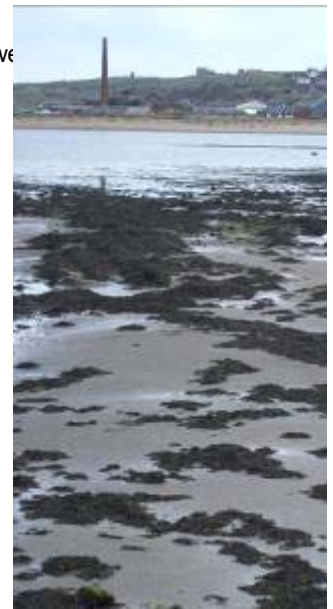


and Spittal spreading across its banks to the west and south. From the western Walls and the open riverside stretches, exciting and visually stimulating panoramic views of Tweedmouth, Spittal Point, the river and bridges are laid out, framed by a backdrop of the Royal Border Bridge, the railway embankment, the tree-filled Goody Patchy, with land rising gently away

to a distant tree-scattered horizon. Meg's Mount in particular provides an elevated vantage point of arrestingly expansive views from distant rolling hills to the North Sea, shot through to the south by Berwick's chimneys, trees and Town Hall spire, and the pin-point chimney at Spittal Point. Similar views at a lower level and in framed stages are had from the riverside strip, Quay Walls, the Quayside and Pier Road (from the Marlin Buildings, Devon Terrace and the pier, Spittal Point feels very close-at-hand). Glimpses of this view along Bank Hill, Golden Square or West Street are tightly framed by buildings or filtered by trees, whilst a wide view of Tweedmouth from the Maltings Arts Centre's café is clipped by the Quay Walls roofscape.

The Walls provide several spectacular foreshortened views out of the area across the river. Atop Scots Gate, an intriguing view of Marygate is backed by the estuary,

Spittal Point chimney and the North Sea, whilst a similar view is



Views out from the lower levels can be just as stimulating. Below: Foreshortened view of Spittal Point and coast beyond, plus rock formations in the estuary

had at Wallace Green of Church Street with the rising backdrop of Tweedmouth behind. North and east from the Walls (including the Edwardian Walls to the north) are views of the North Sea, the lighthouse and its pier, clipped by the flat expanse of the Magdalen Fields, and interjected by the sprawling caravan park. At the south east corner of the Walls, Spittal Point's chimney intriguingly becomes a powerful foreground marker to very long views through Spittal's sandy bay and on down the coast (similar views are had from the nearby allotments, usefully sloping away to open up the view south). Also from King's Mount is set out a detailed picture of geological formations at Pier Road, with similar rocks to the east viewed from the dramatic cliff edge of the Magdalen Fields. From the Four Gun Battery, the view out is lined up with the mouth of the estuary, framed by the lighthouse on one side and the Spittal Point chimney on its sandy spit on the other.



Views of the bridges at the water's edge are particularly stimulating, the variety of their arches and spans competing with and complementing each other to create dynamic, layered pictures which filter views of the river beyond.

Because of the Walls and topography, other views out of the area can only be



The view out from Four Gun Battery is lined up with the mouth of the estuary, between the pier lighthouse and the Spittal Point chimney

snatched glimpses. One of the most tantalizing is the blank view of the North Sea horizon framed through Ness Gate at the end of Ness Street, a potent tell-tale of

the riverside setting. A similar indication of location is had at Bridge End, and in views north and south along Palace Street as it ramps up to the Walls at



Blank horizons are potent tell-tales of the water-side setting



Long views of hills, south from town and walls

either end. A foreshortened glimpse of green hills and housing above Spittal is caught by the drop in development height half way down the south side Hide Hill, interesting orientation and a rare view out of the town from its tightly packed centre. Similar, though less stirring framed views are had at the top end of Church Street and Ravensdowne as they curve and drop away southwards.

Surrounded by water on three sides, the only views out of the area into built development are to the north. The road junction and bridge at Castlegate describes a point of convergence for two roads and the railway, marked by a tiny former toll lodge at the point where the tree and wall-lined roads meet. The scene echoes the good quality of Berwick's nineteenth century suburban growth up the slopes to the north. There is a dramatic framed vista out of the conservation area



The conservation area links north to suburban growth at Castlegate

to the west at this point, over the top of the park north of the Castle and across wide, calm views of the Tweed's floodplain.

Elevated views of Berwick itself are striking and it is most unusual for such all-encompassing views of an entire historic settlement to be possible. The problem is, of course, that they are fleeting because such views are only obtained from trains flying over Tweedmouth's elevated embankment and the Royal Border Bridge. The magnificent expansive, animated scene from the railway created by Berwick,



Tweedmouth, Spittal and the estuary between them is regionally significant, but it is a joy all too soon gone.

However, the town can also be seen en masse – safely and at length, but from a lower angle – from the riverside and other open locations in Tweedmouth. From



Dramatic, rich, panoramic views of Berwick from Tweedmouth

here, visually stimulating panoramic views of Berwick and the Tweed are laid out in a complete arc from bridges to estuary, and can be studied in detail.

This most stimulating view, with a clean horizon and spiked with trees and tipped by

the spires of the Town Hall, St Andrew's and St Mary's, illustrates the basic built form of the enclosed Citadel⁵ flanked by a riverside strip, and also the spirited mix of materials that make up Berwick's roofscape.

See page 50 for a discussion of views within the area.



⁵ A term used here as shorthand to describe the (largely) Elizabethan Walls and the town within them. It does not refer to the archaeological remains of a citadel structure on the east side of the town (see from page 21).

3 *Historical Development*

3.1 *Development History*

3.1.1 *Preamble*

The history of Berwick-upon-Tweed is unique in the UK and its resultant townscape is of European significance. It is not the length of its history, stretching back into the mists of antiquity, that makes it extraordinary, but its intensity and complexity over the last 900 years. To add to this, many of the special material evidence of this history can still be experienced on a visit to the town today, providing a townscape feast for both the eyes and the mind.

The history given here will go some way to explaining how this has come about, in what order it was achieved and, occasionally, how some parts were lost too. Fortunately, the town has one of the better sequences of town plan-diagrams and maps in the UK, starting in the 1570s, so these are used as a framework of this history of the town's development.

Within this framework, historical complexity and myriad topographical detail, all of which are part of the richness of Berwick, are reduced to suit this document's strategic purpose by, first, presenting information in an easily accessible topic-based format and, second, by giving details only of significant developments and the minimum of information on individual buildings. More details of the many interesting buildings and frontages of Berwick are available elsewhere, notably listed building descriptions, Pevsner⁶ and a 2003 survey of Berwick's buildings for the County conservation team by Grace McCombie. There is significant potential and need for more building-specific research in the conservation area.

3.1.2 *Place Names*

The science of place names is now much advanced, and analysis of linguistic origins can provide some evidence of the general age of settlements. Tweed is a Celtic (or earlier) name, probably meaning 'powerful' and is first mentioned by Bede, c 730, as *Tuidi fluminis* and *Tweoda* later in 1050. Many of northern English rivers, including the Aln and the Tyne, have retained their Celtic names. Berwick is

⁶ *Northumberland*, Pevsner N, 1957; Grundy, Linsley, McCombie, Ryder & Welfare 2nd Ed, 1992

a common name, but it is unusual to find it applied to a town, as most places in the UK called Berwick are villages. It is from the Anglo-Saxon *bere* and *wic*, and literally means 'barley-farm'. But, if *berewic* is given its alternative meaning as an outlying unit of a more important settlement or place, Berwick may have been part of a larger, more important Saxon estate now vanished. It is recorded as *Berewich* in 1167 and *Berewicum super Twedam* in 1229.

Tweedmouth is Saxon, obviously meaning 'the mouth of the river tweed', and is made up of a Celtic or pre-Celtic river name and the Saxon *mutha*, recorded in 1208 as *Tuedemue*. Spittal is the usual word for a hospital in Middle English, which linguistically extends roughly from 1150 to about 1500. *Spitel* survives in the common names of Spital, Spittle and Spittal. Spittal applying to this settlement is named after the leper hospital of St Bartholomew founded in 1234, the site of which is no longer known but believed to be in the area of the demolished Spittal Hall in Billendean.

3.2 **Pre-Map History, up to c.1570**

3.2.1 **Settlement Origins**

The origins of the town are obscure. All that can be said for sure is that Berwick was in existence by the eleventh century, and there is little reliable evidence to tell for certain about Berwick before then. For example, was Bondington the place where the Saxons lived and Barevik (old Norse) where the Viking invaders lived separately? Much food for thought, but little evidence to go on.

By the twelfth century, Berwick was considered well established and important enough by King David I of Scotland (1124-53) to be designated as a Royal Burgh within the Scottish Court of four Burghs. The other three were Roxburgh, Edinburgh and Stirling.

3.2.2 **Political History**

Berwick was Scottish until 1173. Amazingly, it was then disputed on and off by the English for the next 309 years up to 1482, after which it was no longer Scottish.

In this period, the town changed hands 14 times and of these 309 years, Berwick was occupied by the English for a total of 166 years (54%) and by the Scots for 143 years (46%). The 80 years between 1216 and 1296 (ie. the reigns of Scottish Kings Alexander II and Alexander III) have been described as Scottish Berwick's Golden Age of Wool.

Although the town remained in the hands of the English after 1482, Berwick was not absorbed into England proper until many years later. From 1551 it was treated as neutral territory, with the town and the area to the north becoming 'a county of itself', with the garrison on occasions serving Scottish interests as well as English ones. The borough was extended to take in Tweedmouth and Spittal in 1835. Its powers were eroded in 1889 when Northumberland County Council was set up and it finally lost any vestiges of county status in 1974. The county of Berwickshire still adjoins Northumberland across the Scottish border.

3.2.3 **Defences**

Destruction Of The Town

The town was burned down at least three times – in 1174 by Henry II, in 1216 by King John, and in 1296 by Edward I. Edward began to build new defences in stone within days of his occupation. Some damage would inevitably also have been done on each of the other 11 occasions that the town changed hands up to 1482.

The Castle

Originally there was a Scottish castle on the current castle site – in 1124, timber was supplied from Coldingham to David I for the town and castle. A wooden castle was burned by Henry II in 1174 who then built a replacement in stone.

This castle was likely to have been strengthened by Edward I when he began to build the first English Wall around the town in 1296. By 1533, most of the castle's towers and walls had been adapted to house and withstand artillery. In 1604 a large private house was built within the walls of the castle.

The castle fell out of use with the decay of the Edwardian walls and the vacancy of the large house. The stone, wood and lead from the castle and house were used to build the parish church of 1650 and other public structures. Finally, further damage was done in 1850 when the railway opened a station within what remained of the precincts of the castle. Only the White Wall of 1297-8 has substantially survived, running down to the river's edge.

Scottish Fortifications & The First English Walls

The earliest Scottish defences are believed to be lines of ditches and banks topped by a timber palisade which was not particularly tall, built across the neck of land between the castle and the sea.

In 1296, Edward I began a circuit of stone walls with towers at intervals from the river's edge at the castle's White Wall, prescribing a new boundary for the town. Work was continued by his son, Edward II, and by Robert I of Scotland. The Walls were substantial and complete enough to withstand a ten day siege in 1319 and a three month blockade and siege in 1333.

Modifications Of The First English Walls

The Edwardian Walls and their towers were repaired and progressively improved throughout the middle ages and into Tudor times. Particular modifications included an important Henry VIII artillery fort of 1539-42, now known as Lord's Mount. It resembled coastal gun towers built by Henry elsewhere but, soon after the Elizabethan Walls were begun (see below), it was lowered and filled with rubble to reduce its value to an attacking enemy.

The octagonal bell tower was added in 1557 to replace an earlier bell tower which stood at the acute angle of the walls in the 1530s and had been destroyed by Lord's Mount. A huge defensive citadel with elaborate corner bastions to repulse artillery was begun by Edward VI. It was to cover the sea and river approaches

and so straddle the existing southern walls but, by 1557, it remained unfinished and was abandoned at the prospect of the proposed new Elizabethan Walls.

The English Elizabethan Walls

The Edwardian Walls slowly fell out of use and were allowed to deteriorate after the Elizabethan Walls were begun in 1558. The Elizabethan Walls were built almost entirely within the Edwardian Walls that continued to provide protection during the building process. The whole northern section of the previously walled town was left outside the new walls. These were totally unlike their medieval predecessors as they had flanking walls and massive pointed bastions, reinforced by thousands of tons of earth to support and withstand artillery.

Cat Well wall was begun in 1561-2 to complete the circuit of the Elizabethan Walls between King's Mount and Meg's Mount, but was abandoned shortly after, possibly because it would leave Royal interests in the lower town area defenceless. Although it was on the same scale as the rest of the walls, little trace of it now remains.

Although the Elizabethan walls were substantially laid down (but incomplete) on the north, east and south sides of the town, the old Edwardian Walls were allowed to remain along the whole of the western side, probably because finances were running out on what had become the most expensive single project of Queen Elizabeth's reign.

The Georgian Walls

The Jacobite risings of 1717 and 1745-6, and the building of the Barracks and the Governor's House, encouraged a rebuilding of most of the western medieval walls between 1761 and 1770, including Fisher's Fort, Coxon's Tower, the Thirteen Gun Saluting Battery, the Eight Gun Battery, the Stonegate (formerly Fish Port or Fish Gate) and the Old Quay Wall.

3.2.4 Transport

The Early Tweed Road Bridges

Prior to the building of a bridge, the Tweed was usually crossed either by low tide fords, one of which ran from Tweedmouth, or by ferry boat. There was a wooden bridge across the Tweed by 1153, the first of many as the river was prone to fierce flooding; this one was swept away in 1199. Two replacements were provided in the thirteenth century, first in timber and then in stone. The stone bridge was destroyed in 1294 after only nine years. For the next two centuries, there was no bridge at all.

Before the end of the fifteenth century, Henry VII had supplied another wooden bridge, the condition of which frequently caused concern. James I crossed over it in 1603 on his way to London to take up the crown and his experience of its condition persuaded him to find the money for a stone replacement. This is the Berwick Bridge that still survives today. It took 23 years to build and was finished in 1634 (although it had been open for use since 1624), with 15 arches of varying

spans. The whole bridge rises up towards the second arch from the Berwick end which is higher to accommodate the passage of small boats beneath.

Berwick Quay

The quay may have developed from the amalgamation of separate landing stages linked to warehouses on what is now Bridge Street. The building of the first English town walls along the riverside would have separated the riverside and the quay from the town, requiring several minimal (and, no doubt, inconvenient) doorways through the walls to facilitate the business of the quay. This happened in other riverside walled towns such as Newcastle.

As the 400 year sequence of bridges were built, often starting from different points on the river bank, it is likely that the quay was always arranged to be downstream of each bridge. After the construction of Berwick Bridge, the quay occupied the area immediately downstream, where it still is.

3.2.5 ***Origins Of The Layout Of The Town***

The pre-1296 layout of the town and its defences that Edward I attacked are known only from street names; the earliest representation of the layout of the town is about 350 years later. Edward I was a great town builder with a liking for chequerboard plans (see Winchelsea, Sussex, and the regularised Bastide towns on the Welsh marches) but evidence suggests an Edwardian re-planning never happened so the definite regularity in Berwick's layout today is attributed to the previous organised planning of the Scottish Royal Burgh that Edward had captured. The surviving grid-like layout is therefore older than one might first think.

Whatever layout Edward inherited for the town, the pattern was to be somewhat disrupted by the insertion of the Elizabethan Walls inside Edward's Walls about 250 years later, and the consequent exclusion of part of the old town. However, it is perhaps surprising how little the street layout of Berwick has changed since, not least in spite of the town's accommodation of increased road and rail transport in later centuries.

The layout never had a central space or piazza in the Classical planning sense, but the early focus of the junction of Mary Gate, Church Street, Wool Market and Hide Hill, where the town's market cross was originally situated, has today been replaced by the linear Marygate market space, ennobled by the presence of the Town Hall.

3.3 ***History from Maps***

The Map sequence used below is as follows:

- Plan-diagram of Elizabethan Berwick, 1570, attributed to Rowland Johnson, the Surveyor of Works at Berwick from 1565-c1575
- John Speed's map of Northumberland, 1610
- John Speed's map of Berwick, 1610
- 1725 Army map of Berwick
- South Prospect of Berwick, 1745, a view rather than a map

- Armstrong's map of Northumberland, 1769
- Armstrong's Plan of Berwick, 1769
- Fuller's map of Berwick, 1799
- Fryer's map of Northumberland, 1820
- John Wood's map, 1822
- Greenwood's map of Northumberland, 1828
- Board of Health map, 1852
- OS First Edition at 25", c1860
- OS Second Edition at 25" scale, 1897
- OS Third Edition at 25" scale, c1920
- OS Fourth Edition at 25" scale, c1960s
- Digital map of c2006

3.3.1 ***Plan Diagram, c1570***

This representation of Elizabethan Berwick, possibly by a Surveyor of Works at Berwick, was drawn at a very significant moment in the development of the town just as the circuit of five Bastions and flanking walls of the Elizabethan walls was complete (but not finished). The plan clearly demonstrates the wisdom of building within the old walls to provide interim protection and shows that as much as a third of the original town was to be excluded from the protection of the Elizabethan defences. This third is presented mainly as The Greens, an undeveloped area, except for Castle Gate which connects the old Scots Gate in the Edwardian walls with the new Scots Gate in the Elizabethan walls.

The brown excavations running across the south west corner of the town indicate that work is also in progress on a new stretch of wall, known as the Cat Well wall after a local well. It is believed that this was intended to complete the circuit of the Elizabethan walls by linking King's Mount with Meg's Mount but in this illustration the wall seems to be heading from King's Mount towards the Bridge (or English) Gate, a more sensible destination than Meg's Mount which would unwisely have left the only river crossing excluded from the protection of the new walls. It is also uncertain whether there was ever such a substantial wet moat as shown on the northern stretch of Elizabeth's walls. For most of its recorded life, the Stanks – no more than a series of pools – occupied this area.

The riverside shows the bridge and the town quay immediately downstream of it. Access onto the quay was via the Quay Gate on the south side of the Bridge Gate and it is unlikely that there was any access via the Sally Port at this time. Within the new walls a huge area of the town between Cow Port and King's Mount was undeveloped to any great extent, although it did contain the parish church of the Holy Trinity (first recorded in 1152) and what was called the Great Storehouse, as well as other assorted earthworks.

In the layout of the developed part of the town, virtually every road meets at right angles which suggests some kind of spatial organisation, but this did not necessarily stretch to creation of regular blocks of buildings. At this stage of

history, most of the layout consists of lines of frontages with gardens to the rear and open space behind. Already developed are four 'super-blocks' of frontage buildings surrounding what seems to be a patchwork of rear gardens, sub-divided by burgage plots. These 'hollow' super-blocks would become the basic element of Berwick's layout into the future, proving serviceable until the later twentieth century and being eroded from then on, much to the detriment of the character of the town.

Of individual buildings, a water pump is shown at the head of Hide Hill, a Market Cross denotes the function of Mary Gate and, on the north side, the castellated building with steps up to the first floor could be the town's Tollbooth, a precursor of the current Town Hall. Several street names remain unchanged or very similar today, showing the extraordinary persistence of names, but others have changed, eg. Shaws Lane is now Chapel Lane, Suter Gate now Church Street, Cross Gate now Wool Market, Ratten Rawe now Ravensdowne and, finally, Hide Gate now Silver Street.

3.3.2 **Speed's Map of Berwick Town, c1610**



Speed's Map of Northumberland, c1610

John Speed's plan of the County of Northumberland, gives Berwick a symbol indicating a complete town, calling it 'Barwick'. His map of Berwick town from the same period shows shipping activity to the west of the Quay, outside the Shore Gate. Speed also shows water filling the moats of both the new and old walls, with substantial bridges outside the castle, Old Scots Gate and Cow Port (this is surely fanciful as there is little evidence for this amount of water). Little is shown surviving of the south eastern stretches of the old walls. Also, in the 40 years since the last plan diagram, the area of the Greens seems to have experienced considerable new development, possibly

as Berwick's 'fishing village', using Greenses Haven on the seaward side of the town for landing their boats. The previously undeveloped south east part of the town had also seen some changes – two windmills had appeared to take advantage of the exposure of this area to shore winds, and several buildings within substantial enclosures are indicated.

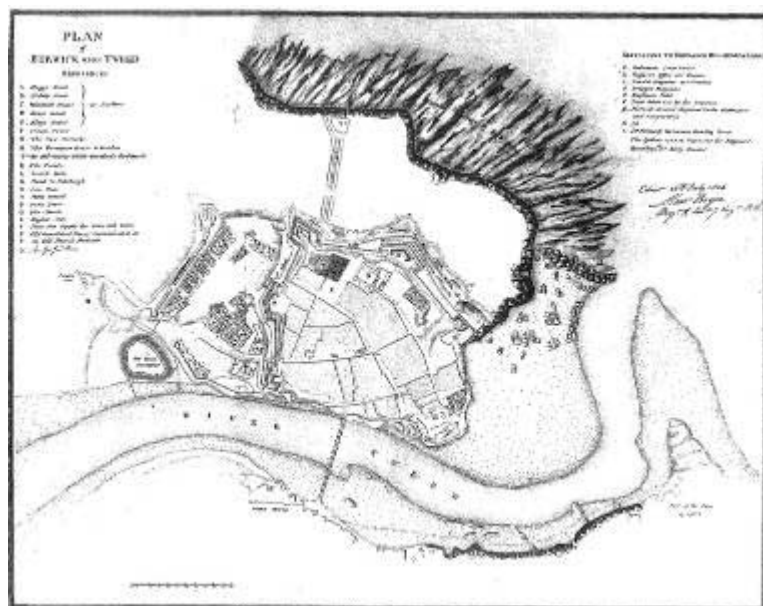
The basic layout of the town is unchanged except that another super-block has been formed from the amalgamation of frontages. In Mary Gate stood the stone Tollbooth built with a square tower towards the end of the sixteenth century, seemingly on the same spot as the current Town Hall. Behind, at the top of Hide Hill, was the Market Cross.

3.3.3 **Army Plan, 1725**

The 1707 Act of Union between England and Scotland marked the end of Berwick's economic isolation from Scottish markets and made way for English Berwick's prosperous century (1750 to 1850). During this time, the old town was largely

rebuilt in finely worked stone and overcrowding led to the extensive colonisation of rear gardens in the heart of the urban super-blocks prescribed by the medieval road pattern. This is the period of most of the pattern of streets, passages, yards and town fabric that is seen today.

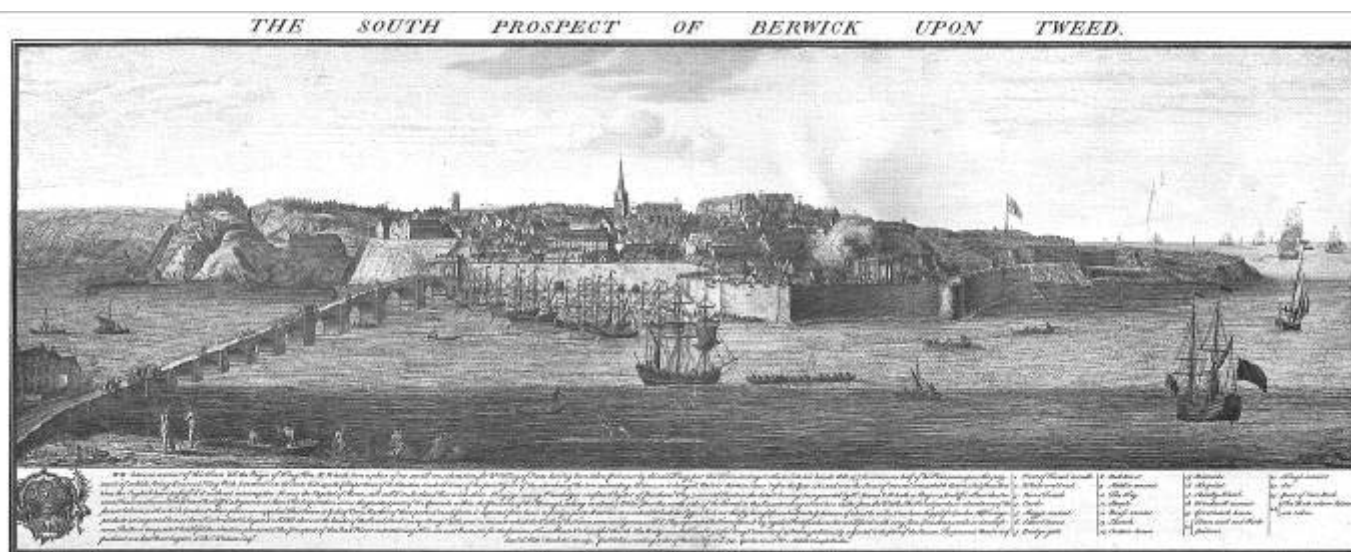
The Army plan of 1725, as expected, concentrates on Berwick's military features of the time, showing the rest of the town in diagrammatic form only. The



1806 reproduction (with some alterations) of 1725 Army Plan

castle is described as 'demolished', the old walls from Brass Bastion to King's Mount have gone except for their associated earthworks. The military Governor had been supplied with a house and garden in Palace Green, and the town, being fed up with long years of billeting of soldiers with local families, would have been delighted with the extensive new barracks and parade ground at Wallace Green (1717-1721). The Main Guard House is shown in Mary Gate facing the top of West Street and there are new military store houses, offices and magazines. The map also shows the site of properties just outside Scots Gate that were blown up by the military concerned about the 1715 Jacobite threat.

This is also the first map to show the 'new' parish church. It was opened in 1652 on a site next to the previous church and, as a Cromwellian church, has the distinction of being one of only four built in England during the Commonwealth. Consequently, it began as a plain preaching station but has gone through considerable alteration and embellishment since.



South Prospect of Berwick, 1745

3.3.4 **South Prospect of Berwick, 1745**

The 1745 South Prospect of Berwick displays considerable dramatic and artistic licence but it clearly shows that at this time there are no structures, residential, office or otherwise, along the top of the wall facing the river. It was still regarded as too unsafe to appear above the walls with the continuing Jacobite threat.

3.3.5 **Armstrong's County Map, 1769**



Armstrong's County Map, 1769

Armstrong's County map of 1769 shows the town in rather diagrammatic form. Only the circuit of Elizabethan walls are shown, with the ruined castle and coastal fort (redoubt) particularly prominent. Three town gates are shown with Cow Port incorrectly leading directly on to the Covert way link with the fort. The town layout is equally stylized but the general distribution of super-blocks and roads is fairly accurate. Armstrong shows four complete blocks and others in the process of developing.

3.3.6 **Armstrong's Plan of Berwick, 1769**



Armstrong's Plan of Berwick

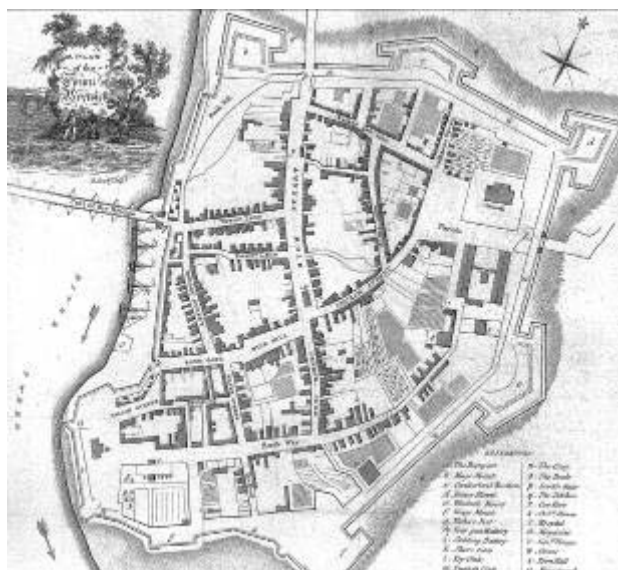
Armstrong's Plan of Berwick itself shows a much enlarged quay downstream of the bridge, with a new wet dock and two gates into the town – Quay and Shore Gates – but an access via Sally Port is not marked. Cookson's Tower was part of the renewed Georgian walls along the west side of the town. The castle is described as 'old' and Lord's Mount as 'ruined', and there seems to have been no

more development in the Greenses than 25 years earlier. The Town Guard House was still in Marygate but now nearer to Scots Gate, having been dismantled, transported and re-erected in 1741. The Town House shown in Marygate is the Town Hall as we know it today; it was started in 1750 and more or less complete by 1754 although it needed further modifications in 1761. The 'hollow' centres of the super-blocks are clearly indicated. Solid centred smaller blocks are shown in the Palace Green area and just inside the south east walls. Cross Gate had become

Wool Market (possibly indicating a change of use), Suter Gate was Church Street, but Ravensdowne is still Ratten Raw.

3.3.7 **Plan in Fuller's History of Berwick, 1799**

The plan by R Scott that appears in Fuller's 1799 History of Berwick only shows the frontage buildings diagrammatically and gives only a general indication that the hollow centres of the super-blocks are a patchwork of garden subdivisions with a scatter of small buildings. Although encroachment by buildings into these predominantly garden areas had begun by this time, they still remained mainly random sized garden spaces. The map calls Ratten Raw 'Back Way' and Marygate 'High Street', and locates (communal?) ovens in the area of Palace Green. The Town House of Armstrong's map is now called the Town Hall by Scott.



3.3.8 **Fryer's Map of the County, 1820**

The most significant features of Fryer's 1820 map of the County are firstly its delineation of Berwick Bounds, the separate county in England that Berwick had been since 1515, and, secondly, the location of a turnpike Toll Booth ('TB') just outside St Mary's Gate in the old Edwardian walls.



Top: Plan in Fuller's History of Berwick, 1799.
Above: Fryer's Map of the County, 1820

3.3.9 **John Wood's Map, 1822**

John Wood's 1822 map is a development of the Scott's of 1799 in that much of it is measured, it aspires to much detail and is in a simple 'solids and voids' style, all of which makes it reasonably dependable and easy to read. Wood also adds value by giving more detail about building uses and land ownership than previous maps.

The map records the southerly development of the Quay to halfway along the Saluting Battery, including a new Ballast Quay and Building Dock, and the development of a harbour office and private shipping offices and warehouses on the old quay. This map carries the first clear indication of new build (including a Customs House) along the top of the walls, with the new address of Quay Walls, and the Sally Port running under them onto the Quay. A new gate, Ness Gate, has been opened up through the Elizabethan walls, leading out to the new Pier Road and pier (1810-21). The pier replaced Queen Elizabeth's Pier of 1577 which was still standing, but in a decrepit state, when the present pier replaced it. The light-house was added at the end of the pier in 1826 (outside the conservation area).

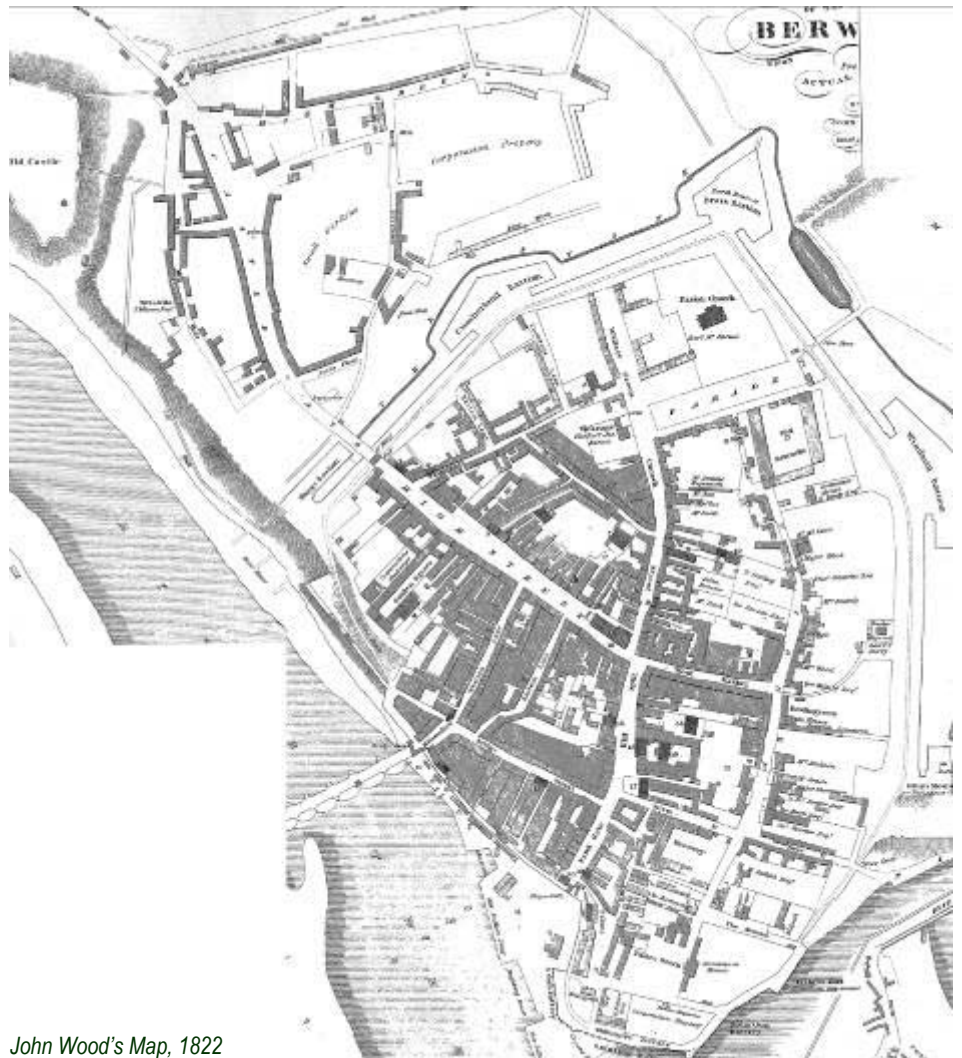
The Main Guard House was moved again in 1815, this time out of Marygate and down to the 8 Gun Battery, near the Shore Gate. The pools of the Stanks still sat

around the ditches of Elizabeth's Walls. The Greenses area was still largely undeveloped, with the ample open land given over to small gardens, Corporation ownership and open waste. In addition to the traditional fishing, the people of the Greenses were employed in the tannery and two rope works by then in the area.

Open space is still the norm between the east walls and Ravensdowne, then called Union Street. Wood made a reasonable stab at mapping the complex of buildings and ownerships now encroaching into the hollow centres of the super-blocks through the backs of the burgage plots, but even he is defeated by the complexity of some areas; the coherence of the mini blocks around Palace Green is weak and development is still patchy along the east side of Union Street (Ravensdowne).

Marygate was still called High Street, the Shaws Lane name still survived, and the town acquired a terrace named after the hero of Waterloo, Wellington. In addition to the quayside industries, Wood records four ropeworks, ice houses, a tannery and a brewery as the towns larger industries, all served by two local banks and a Post Office near the Quay.

The parish church (1650) had added a vicarage in Wallace Green and was now complemented by a Catholic church down a yard off Church Street (the first such church in Berwick since the Reformation), and seven other non-conformist churches, mostly occupying plots away from the main streets, and most Presbyterian, the



John Wood's Map, 1822

oldest being the Low Presbyterian Church of 1719 in Hide Hill and the First Relief Chapel of 1756 in Shaws Lane (Chapel Street).

Wood mentions eight inns and taverns, mainly in Hide Hill or High Street, of which there is an old and new Hen & Chickens, and the King's Head in Hide Hill boasts a

theatre (today, the Assembly Rooms). The only public educational establishment mentioned by Wood is Corporation Academies (1798), located on Moors Bank (now Bank Hill) in what is the Salmon PH today.

The last things to note on Wood's map are the first record of Lions House (eighteenth century), the recent development of large villas to the north of the Governor's House and the eastern extension of the Town Hall to provide covered market space on the ground floor.

3.3.10 **Greenwood's Map of the County**

The only additional information on Greenwood's map of the County is the recording of lime kilns in the area of the seaward redoubt.



Above: Greenwood's Map of the County. Below: 1850 Tithe Award Map

3.3.11 **Johnson & Slater's Map of Berwick Harbour**

Johnson and Slater's map of Berwick Harbour concentrates on nautical matters such as describing the Town hall only as a 'spire', but it does contain the first mention of Magdalen Field House at the north western tip of the Edwardian Walls. The town is set out as the usual hollow super-blocks.

3.3.12 **Board of Health Map, c1852**

In 1852, before the Ordnance Survey maps of Berwick, the Local Board of Health (BoH) published a survey of the three towns of Berwick, Tweedmouth and Spittal which is a masterpiece of cartography in its style of presentation and quality of detail. The map is easy to read as wording is confined mainly to street names, but this does lead to some loss of detail.



The BoH map shows new slipways and building on the Quay, including the large chandlers that still survives. The castle has become Site of Castle, now that the 1847 railway station sat on top of it. The station was built with castellated towers, no doubt to mirror the architecture of the castle, but this was replaced by the present one in a vaguely classical style in 1924-7. The line was accompanied by train sheds and goods yards, some of which occupied what is now the station car park. The Toll Bar had been moved from Castle Bridge to a neat little keeper's house at the junction between the Duns road and the coast road.

In the Greenses area there is still much open land. The tannery in Feather Bed Lane (today called Brucegate) had now become a bone mill. The sites outside Scots Gate, previously cleared by the military, were now being colonised by houses, gardens and an Independent Chapel, and in 1815/6 the Scots Gate itself was widened, the ditch filled in, and the drawbridge removed to improve traffic flows through the gateway.

There was still much open land between the east wall and what is now, finally, Ravensdowne. The hollows in the super-blocks have by this time become full of complex patterns of buildings, yards and gardens, all faithfully (and delicately)

Board of Health Map, 1852

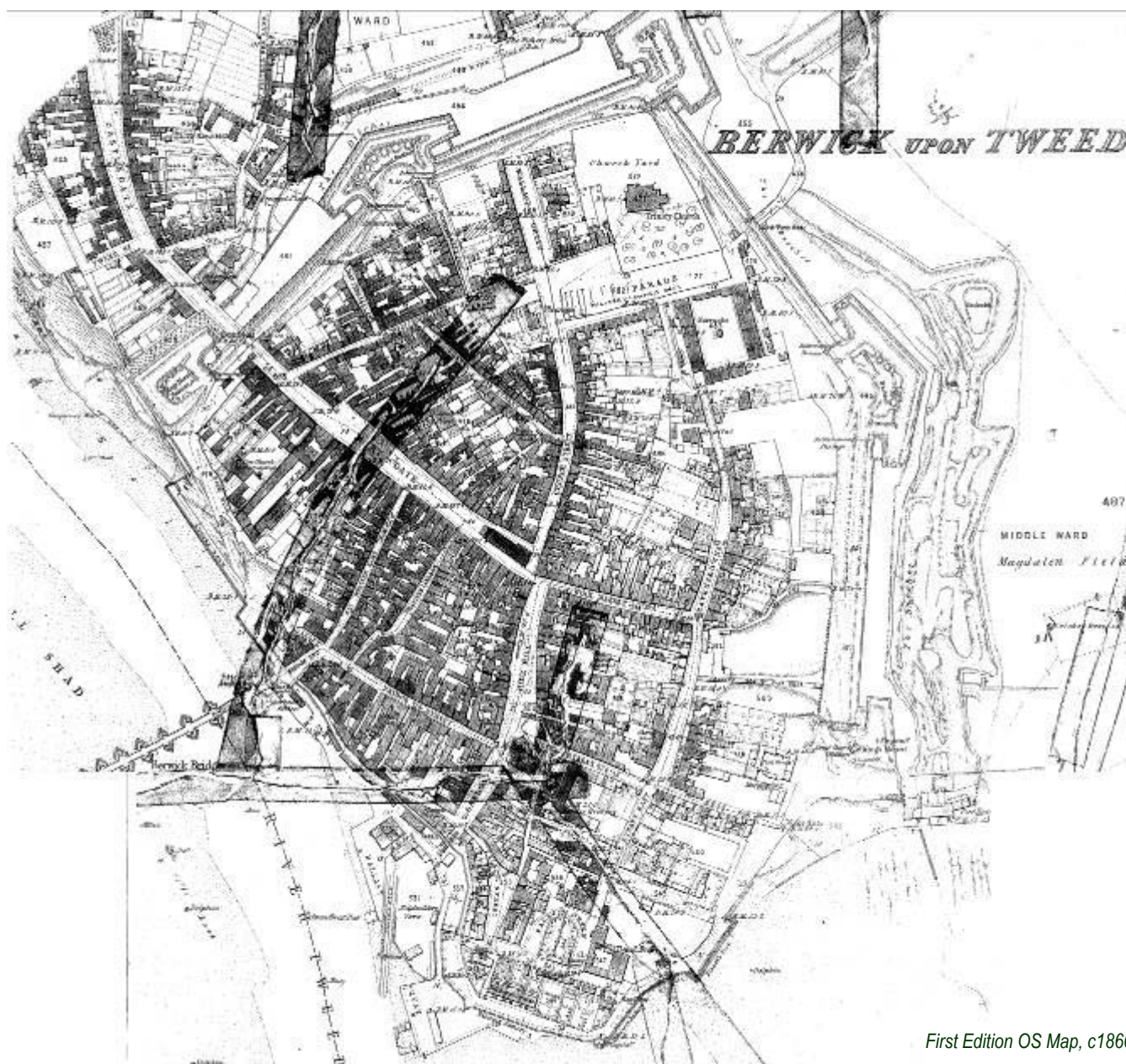


recorded by the cartographer. There are still no new roads at all in the town, so the pattern of streets is virtually the same as that on the 1570 plan-diagram.

3.3.13 **First Edition OS Map, c1860**

The First Edition OS map of c1860 is at the same scale and provides the same detail as the 1852 map but, in addition, it provides more detail on the uses of buildings and a comprehensive cover of Bench Mark heights.

On the Quay, both the historic Bridge and Shore Gates had been demolished and the Custom House moved along Quay Walls, close to the Shore Gate. There were now five ropeworks (a new one had appeared in Castlegate), the garden to the Governor's House had become a timber yard and brewery, Border Brewery had been joined in Place Street East by a gas works, a fish house and a whiting manufactory, whilst the maltings complex in Eastern Lane and the warehouse in Dewar's Lane were the largest buildings in their respective super-blocks.



First Edition OS Map, c1860

Leisure activities were now offered by the bowling green and reading room in Palace Green and a cricket pitch and pavilion had appeared on Magdalen Fields. The old Bell Tower is described as being 'in ruins' and, strangely, the outlines of the magazine are omitted from the plan – they were included in the BoH plan of 1852. Civil services had been growing – the poor House in High Greens had been massively extended into a Workhouse, a new Court House and Prison (1848/9, now the Borough Council offices) had been built in a gap in Wallace Green. The dispensary now operated from a building near to the Shore Gate, an infants school had appeared in Coxon's Lane, and a Charity School had opened in premises in Palace Street East.

The church community was still changing – the Catholics moved in 1829 from their old premises in Church Street to a new church, built for 300 people, in a yard off Ravensdowne. The Zion Presbyterian Chapel was built in 1835 in Bank Hill, a new primitive Methodist Church (1829) had been built in backland off Coxon's Lane and, finally, the Low Presbyterian Church (1719) off Hide Hill became the Free Church (Presbyterian).

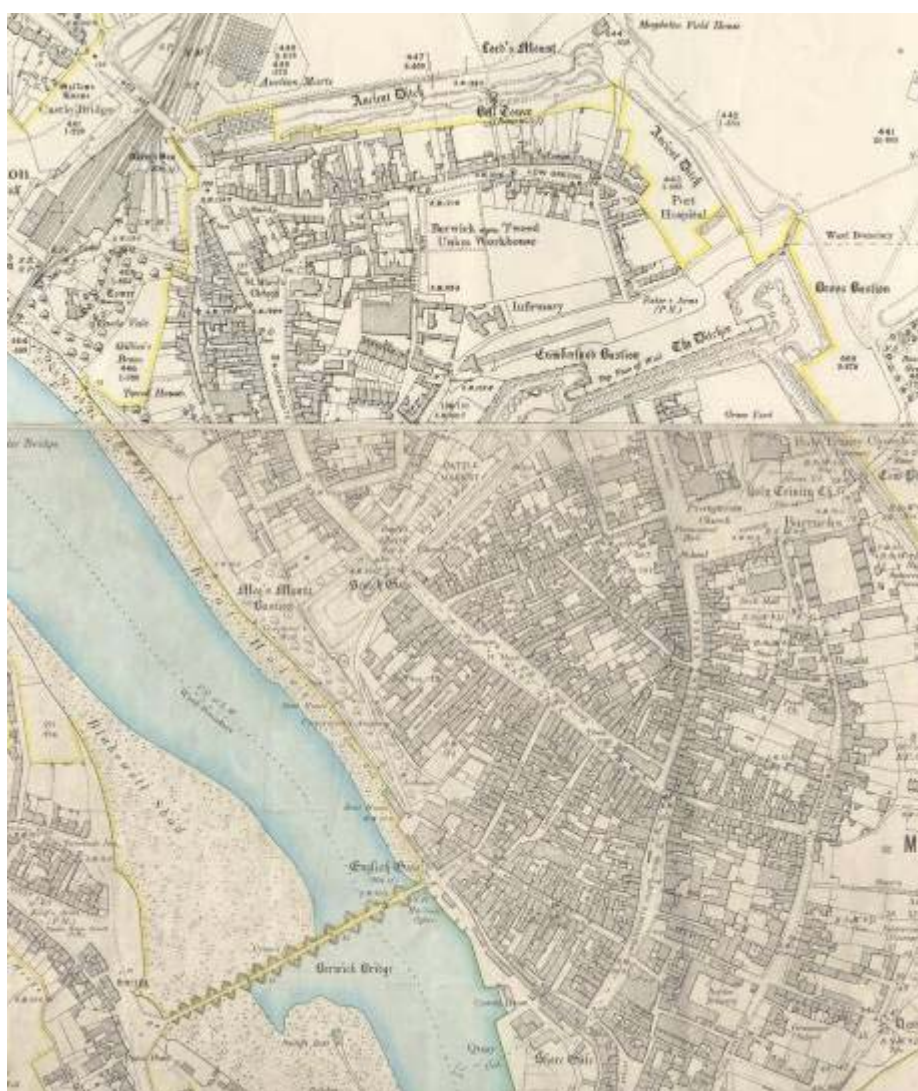
High Street was now called Mary Gate which was the last street name to change after 200 years of changes.

3.3.14 **Second Edition OS Map, c1897**

About 40 years later, the OS published its Second Edition map of c1897 and, although there were still no major changes to the road pattern, the intensification of development within this pattern noted earlier in the nineteenth century, continues to the end of it.

A most significant change is the infilling of part of the northern ditch

Second Edition OS Map, c1897

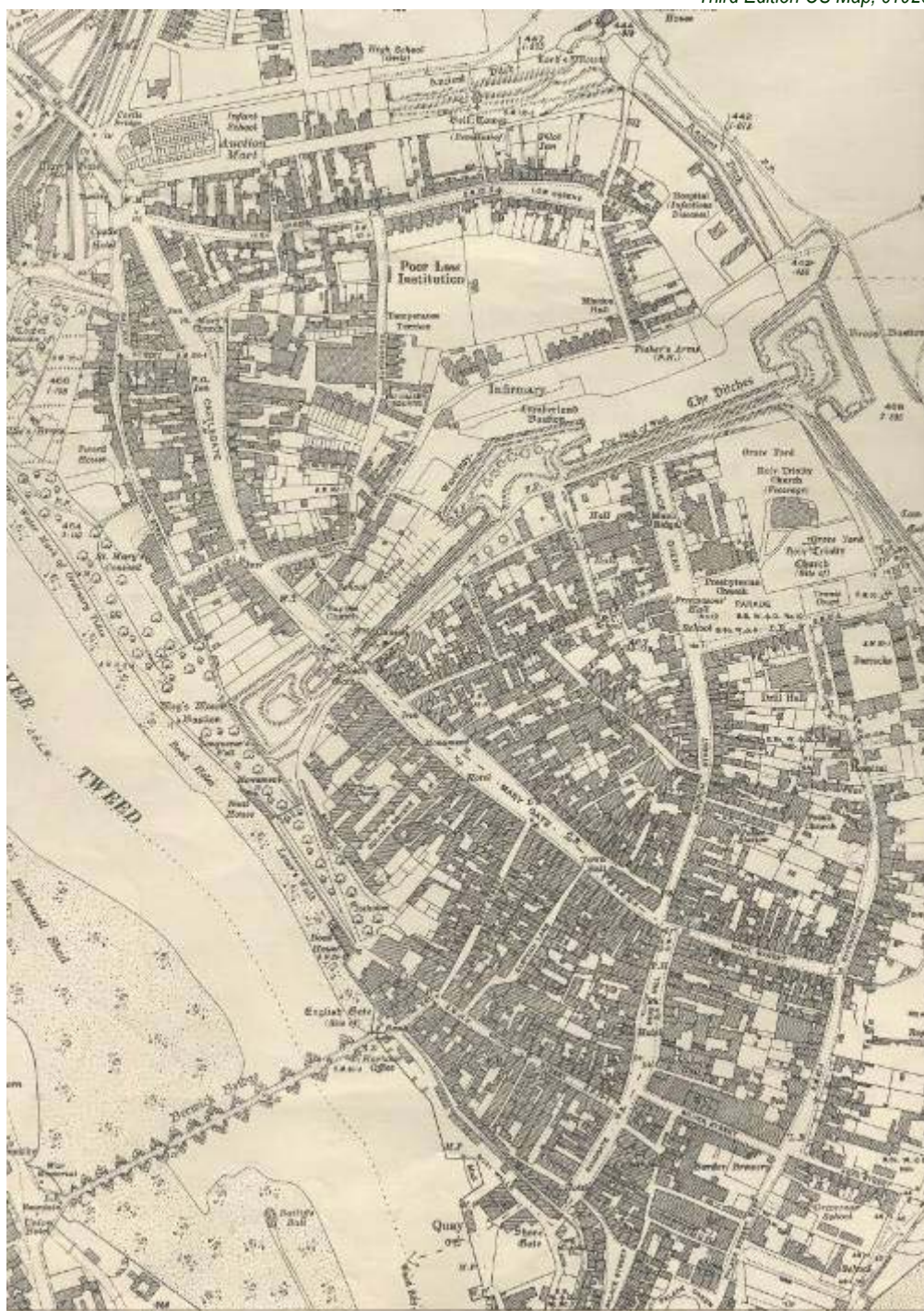


of Edward's Walls for the first time, for extensive auction marts. And the ditch of Elizabeth's Walls, just east of Scots Gate, had also come into use for the first time, filled in for a new cattle market. A new Corn Exchange (1858) was built in Sand Gate. The military built a new drill hall on vacant land at the top of Ravensdowne.

The area west of Feather Bed Lane in the Greenses had begun to fill up with a mix of development – the bone mill had been replaced by housing and new industrial works built south of the old Union Workhouse. The map also records a significant growth in hospital services, with a new Port Hospital and the new Berwick Infirmary (1874), both being built on the open land still available in the Greenses.

Church activity continued. A second Berwick Church of England church and schools, St Mary's, opened in 1858 in Castlegate to serve the fishing community in the Greenses too. St Andrew's Church of Scotland opened in 1897 inside the walls just east of the Scots Gate. In 1859 a huge new Presbyterian Church replaced houses and courtyards at the corner of Wallace Green and Parade, and the Vicarage was moved from Wallace Green to Castle Terrace, the old one becoming a school. One of the large houses

Third Edition OS Map, c1920



built in the middle of the century just north of the Governor's House was converted, in 1866, for the Grammar School which had moved from its old premises (1819-20) in Golden Square.

Finally, the town's public realm was enhanced by an ornate Jubilee Fountain of 1897 located by Scots Gate, and Marygate was embellished with a classical statue and fountain in the late nineteenth century, erected on the site of the Main Guard House in memory of a local doctor, Dr Phillip MacLagan. This statue was moved to the forecourt of Berwick Infirmary in 1922.

3.3.15 ***Third Edition OS Map, c1920***

The Third Edition OS map of c1920 records the beginnings of the handsome terraced houses north of Northumberland Avenue. South of this, more of the Edwardian ditch had been filled in for an infants school and new semi-detached housing. In the Greenses, the old Union Workhouse had become the 'Poor Law Institution', probably to reduce the stigma, whilst the infirmary had a minor extension to the east and the Port Hospital has been massively extended to become the infectious diseases hospital.

Tennis courts had appeared outside the Barracks, while a new Art Nouveau style Police Station and Magistrate's Courts (1901) were built in Church Street.

Sandgate now boasted the town's first cinema, and Hide Hill, with more banks, had consolidated its role as the commercial and banking quarter of the town. Bank Hill was now enhanced by the Lady Jerningham statue, designed by her husband, Sir Hubert Jerningham of Longridge Towers, and installed in 1906.

3.3.16 ***Fourth Edition OS Map, c1960***

In the 40 years between 1920 and the Fourth Edition OS map of c1960, Berwick was to experience its greatest period of change for 200 years. This change was no longer hidden within the hearts of the super-blocks as before, but visible to all on the streets, thus beginning to erode the enclosure and coherence of Berwick's lanes and thoroughfares that is so characteristic of the town:

Demolition For New Roads & Road Improvements:

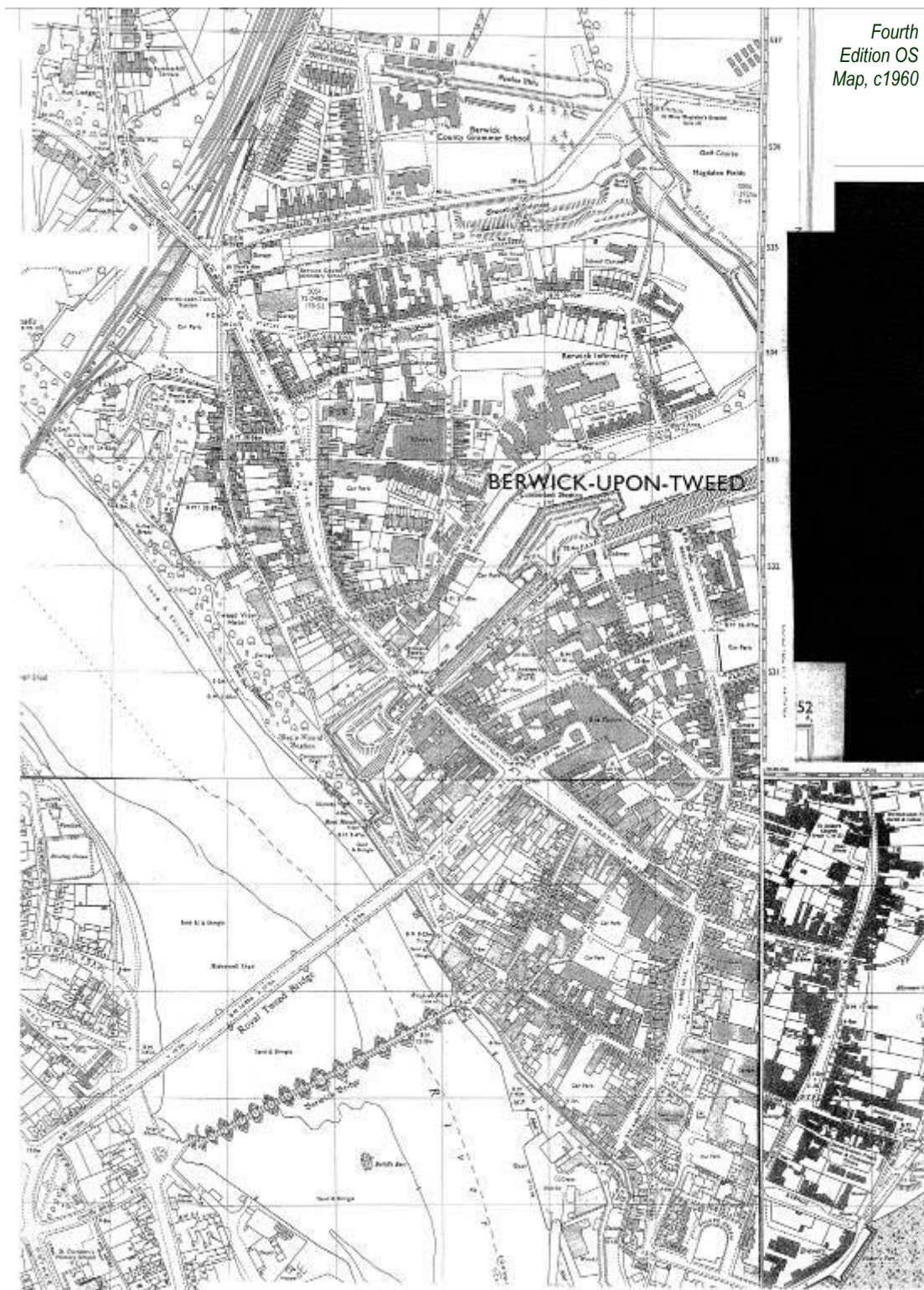
Golden Square was cleared to make way for the new A1 trunk road carried over the river by the Royal Tweed Bridge, opened in 1928. This was Berwick's first new road since Medieval times. A section of the north side of Walkergate was cleared and the road widened along a proposed improvement line. And clearance of houses and other properties at the south end of Chapel Street took place for road widening and off-street car parking.

Demolition Resulting In New Build

There was clearance of housing (possibly unfit for use) at the west end of High Greens replaced with a new garage and open site. More housing was cleared in Scott's Place for a telephone exchange. The Infectious Diseases Hospital in Low Greens was demolished, replaced in the 1970s with new housing. Houses and other buildings in Walkergate and Hatter's Lane were cleared and a huge laundry

and car park took their place. Cleared properties in Wallace Green made way for a fire station and ambulance station on opposite sides of the street, whilst houses, retail and other premises on Chapel Street and Marygate were cleared to accommodate a huge bus depot and bus station opposite Golden Square.

There was random clearance of shops and other premises in Crawford's Alley and the east side of Marygate for new retail and rear servicing, with even more extensive clearance and replacement by larger footprint retail and commercial



Fourth
Edition OS
Map, c1960

buildings and servicing on the west side of Marygate, especially opposite the Town Hall. At the top of Hide Hill, Berwick's second cinema replaced several older buildings and, behind and to the side of the Police Station in Church Street, buildings went for tied housing. Clearance on the west side of Palace Green lead to more replacement housing.

Demolition Resulting In Surface Car-Parking

Clearance at the cattle market outside Scots Gate, on both sides of Eastern Lane, on both sides of Foul Ford, and frontage properties on Bridge Street plus industrial properties behind, were all cleared to leave sites used only as surface car-parking.

New Build On New Sites & Major Extensions On Existing Sites

A vast new holiday camp and caravan park appeared on a Second World War military site in the north of Magdalen Fields. The secondary school on Bell Tower Lane was hugely extended, there was a massive extension of the Berwick Infirmary, and the former Vicarage school in Wallace Green was extended. There were also extensive new developments on the Quayside, including new crane, transit sheds and shipyard.

Major Changes Of Use Of Existing Buildings & Sites

The auction mart at Castle Bridge became a garage, and the marshalling yard in front of the railway station became a car park. St Mary's Convent on Tweed Street became the Tweed View Hotel, whilst the Baptist Church schoolrooms in Scott's Place become a telephone exchange and employment exchange. The Corn Exchange in Sandgate was converted to swimming baths. The Grammar School left Palace Street East and moved to new premises in Lovaine Terrace, its old premises becoming a youth and community centre. The Parade became a car park.

3.3.17 Digital Map, 2006

Changes have continued late into the twentieth century and beyond, but possibly not at the same intensity as during the middle of the century. However, these later changes have done little to mitigate the previous damage done to Berwick's townscape and, currently, the pressure for change is again accelerating, particularly for the creation of new residential developments in locations with panoramic or open views of historic Berwick and the Tweed estuary.

Demolition For New Roads

Properties in the centre of the south side of West Street were cleared to open up a new street, Easter Wynd, to Eastern Lane.

Demolition Resulting In New Build

St Andrew's Church of Scotland (1897) in Greenside Avenue was cleared for housing after the church was vacated in 1987. The works in Brucegate (formerly Feather Bed Lane) have been cleared for housing which is currently under construction. Castlegate Baptist Church and the adjacent telephone exchange, just outside Scots Gate, were cleared to make way for a supermarket and its service yard. Another supermarket and associated car parking resulted from clearance of a laundry, houses, former church (Primitive Methodist) and other premises in the centre of the north side of Walkergate and the west side of Coxon's Lane.

Clearance of the bus depot, bus station and houses between Chapel Street and Marygate, allowed building of new frontage shops on Marygate, plus a library, car

park and service yards behind. More clearance along the east side of Marygate led to larger shops and informal service yards behind, to the detriment of Crawford's Alley.

A garage on the south side of Golden Square was replaced by a youth and community centre, whilst the fire and ambulance stations in Wallace Green were replaced with offices. Premises next to the parish church in Wallace Green were replaced by a new Vicarage and parish hall; the previous Vicarage in Castle Terrace was disposed of.

Demolition Resulting In Surface Car-Parking

Clearance of both sides of upper Coxon's Lane had led only to car-parking.

New Build On New Sites & Major Extensions On Existing Sites

New housing (from the 1970s?) is on the site of the Infectious Diseases Hospital in Low Greens, and new offices have been built on Walkergate along the set-back frontage to the car park at the western end of the street. The car park outside Scots Gate at the east end of Cumberland Bastion was extended

Major Changes Of Use of Existing Buildings & Sites

St Mary's Church in Castlegate closed in 1989 to join the parish church in Wallace Green, and the building was converted to housing. The former Corn Exchange on Hide Hill was converted from swimming baths to flats.

Berwick-upon-Tweed Building Preservation Trust

Since the 1970s, the local BPT has successfully rescued and restored many derelict buildings including houses and warehouses on Quay Walls, Ravensdowne and Bridge Street. Their work is due to continue at Dewar's Lane Granary.

3.4 **Archaeology**

Ancient development pattern and fabric play a strong part in the character of the conservation area. The presence of three such extensive scheduled monuments – castle, Edwardian Walls, and Elizabethan Walls – is unusual and singles out huge tracts of the conservation area as having a deep, layered history and surviving remains. The potential for below-ground archaeological deposits in the built parts of the conservation area is generally high. Research and investigations have the potential to reveal much about the early life of the settlement and could contribute to the understanding of the history of Berwick and settlement across the headland.

Of equally high importance to the below-ground potential is that of the standing buildings. Many are older than they first appear, often shown by thick ground floor walls, low, squat proportions and heavy chimneys. Desk-top research or on-site evaluation could reveal much about construction, use and development throughout the town's life, as well as the general pattern of development in the area.

Due to this sensitivity and potential, an archaeological understanding of fabric and spaces would help manage change in the future and could generate significant research potential.

4 *Spatial Analysis*

4.1 *Development Pattern*

The town's growth from river to sea across a narrow, elevated peninsula provides a fascinating location and topography for any town. But, in addition to these splendid topographical qualities, Berwick offers the added bonus of a surviving medieval layout, 400 years of bridge building, refined domestic and civic architecture from England's Age of Elegance and outstanding military engineering of European significance. This combination of natural site, valuable architecture and military endeavours in particular has created a conservation area of considerable animated variety as well as outstanding quality.

The basic development pattern of the conservation area can be divided first into two:

- the western built part, about 65% of the conservation area,
- the eastern un-built part, the remaining 35%.

The western built part can be further divided into three, using Medieval and Tudor military boundaries:

- the southern Elizabethan **Citadel**⁷, around 50% of the built part,
- the northern Edwardian **Remainder**, around 40% of the built part,
- the **Riverside Edge** outside both sets of Walls, the other 10%.

This creates a basic four-part development pattern to the area.

4.1.1 *Western Built Part*

The two main built parts have different development pattern characteristics. The plan of the **Citadel** is twelfth century in origin and is little altered, whilst only part of the **Remainder's** plan is early medieval (mainly Castlegate), the rest being mainly eighteenth and nineteenth century. Buildings in the **Citadel** are mainly eighteenth and nineteenth century infill of medieval plots, with some twentieth century interventions; the **Remainder's** buildings are mainly nineteenth and twentieth

⁷ A term used here as shorthand to describe the (largely) Elizabethan Walls and the town within them. It does not refer to the archaeological remains of a citadel structure on the east side of the town (see from page 21).

century, with eighteenth century development on Castlegate. The **Riverside Edge** is different again, comprising tree-filled river banks and reclaimed land historically used as quaysides. These variations emphasise the fundamentally divisive influence the Walls have had over development evolution in the town.

There are three main development axes which apply to the built part of the conservation area:

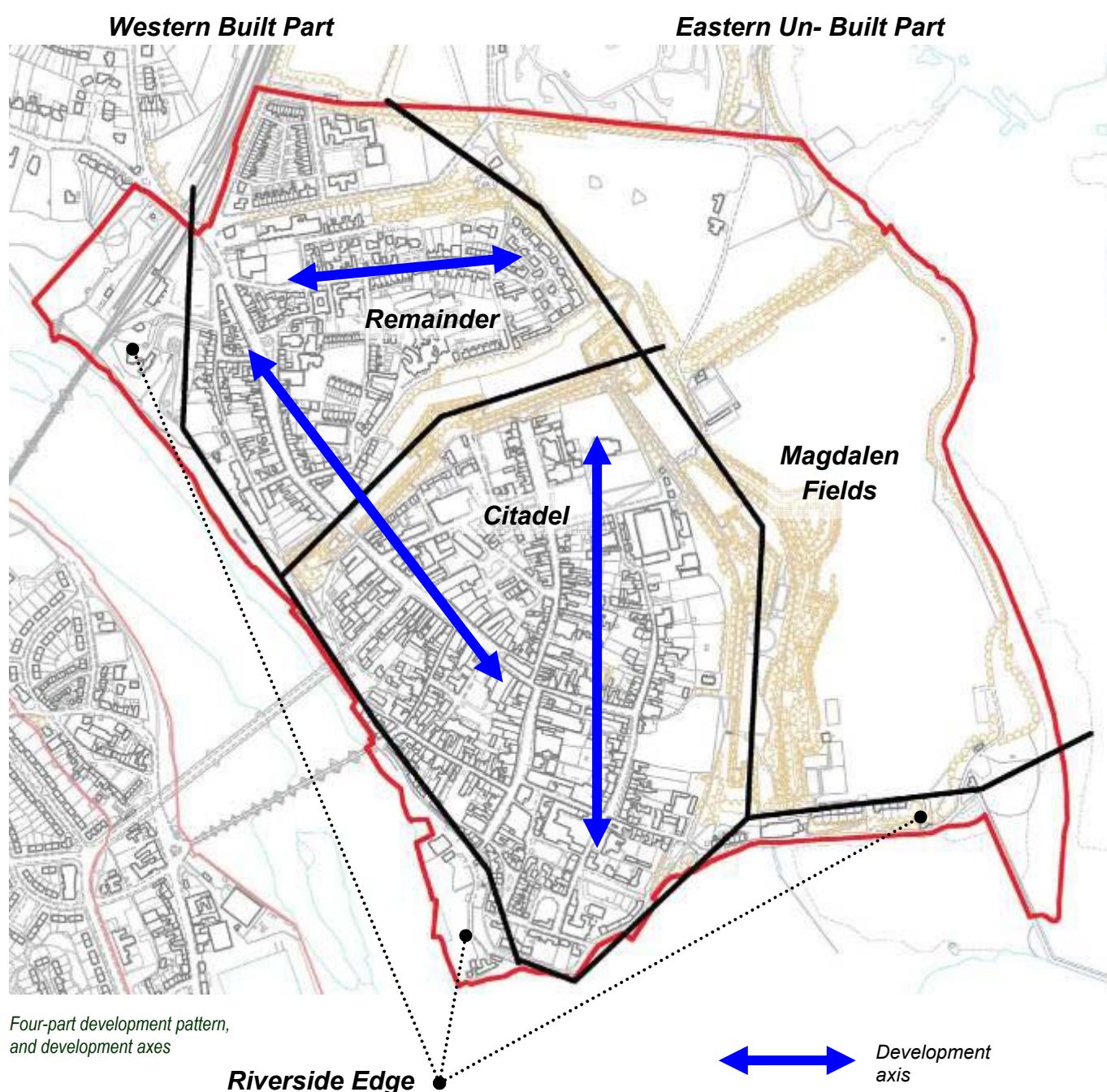
- A north-west to south-east axis from the castle and station, down Castlegate, through Scots Gate, and along Marygate to the Town Hall. Running through both the **Remainder** and the **Citadel**, this essentially follows the spine of the plateau on which the town is built, and is therefore parallel with the river. All development south of this line, including the **Riverside Edge**, follows this axis, and also some north of it, around Chapel Street.
- In the **Citadel**, a generally north-south axis, which runs from the river to the edge of the Magdalen Fields. Development pattern along Hide Hill, Church Street and Ravensdowne follows this axis, and it is linked to the first axis by several cross streets (eg. Woolmarket, Silver Street).
- In the **Remainder**, a generally east-west axis, from the castle towards the sea. Development at the Greenses tends to follow this line but there are later inserted patterns here too. (It is also logical to suggest that Nos.59-85 Low Greens, perpendicular to the rest, once continued the Citadel's north-south axis from Wallace Green, but became severed by the Elizabethan Walls.)

The first two axes meet at the Town Hall, the notional centre of the town, and they generally interlace throughout the **Citadel** to create a chequerboard effect which has a planned feel. However, because much of Berwick's layout is medieval, and development records from the time are scarce, it is difficult to establish how much of its development pattern was actually planned, or just evolved through time. Certainly King Edward I had a considerable interest in planning settlements and, when he began to build an encircling wall immediately after he captured the town in 1296, it is possible that he insisted on his favoured chequerboard pattern to re-plan the burnt town. Alternatively, maybe he just adopted and adapted the regular plan of the Scottish Royal Burgh as it survived amongst the ruins he left. Land ownership patterns tend to survive the destruction of buildings (as shown in Wren's attempt to re-plan London after the fire of 1666) and this great inertia in land ownership may have defined the pattern of the town as it grew.

Whatever the reason, the **Citadel** is left with a development pattern where most principal roads meet at right-angles, or near right-angles. Road junctions are often offset, the irregular corners of development blocks appearing to only just interlock (eg. the top end of Hide Hill, or Bridge Street and Silver Street). This creates a series of irregularly-shaped 'super-blocks', large land parcels defined by the main streets of the interlaced development axes, eg. between Marygate, Walkergate and Church Street, or between Ravensdowne, Church Street and Woolmarket. These substantial tracts of town land are, to some degree, fed by smaller, narrow streets

(eg. Eastern Lane, Silver Street, Foul Ford, Chapel Street) but, in general, each super-block is simply divided into myriad individual plots.

The pattern is functional, addressing the strictures of ownership, topography, land use and road width, rather than a deliberate, mannered pattern of urban squares and grand terraces. Indeed, Berwick has no grand-plan features, perhaps surprising for a town whose last great age of prosperity was when Georgian urban planning was comprehensively redrawing other flourishing towns, such as Edinburgh and Newcastle, with grand streets and squares lined with palatial terraces. It is undoubtedly lucky for us that the new urban planners of the time did not comprehensively overlay Berwick's medieval layout, inserting instead their – by comparison – modest terraces into the existing scene (eg. Wellington Terrace, Nos.2-26 Ravensdowne).



The western part of the **Remainder** began to develop a similar super-block layout in the early nineteenth century but in a much more linear form, between Castlegate and Tweed Street. Castlegate was the early route into the town from the old St Mary's Gate in the Edwardian walls, and after the Elizabethan walls were built, serving as the link between the old gate and the new Scots Gate of about 1558. Beyond this, the Greenses has a traditional linear settlement pattern and the rest of the Remainder – the most recently developed part of the conservation area – has an organic, evolved layout rather than a comprehensively planned one.

The development pattern of the **Riverside Edge** was influenced by the fact it is outside the Walls. If land in the lee of the castle along the riverside was developed when the castle was in use, this has long since disappeared, and the minimal amount of development on this strip today was only laid out in the late eighteenth and nineteenth centuries. The quayside developed as a flat commercial area parallel with the river and adhering to the north-west to south-east development axis above it in the town.

There are three significant planned changes to this, all, not surprisingly, relatively modern and concerned with transport and commerce. Ness Gate and Pier Road were inserted about 1810, the castle area became a railway line and station in 1847, and, in 1928, Golden Square became a through road, the first alteration of Berwick's road system for some hundreds of years.

4.1.2 **Eastern Un-built Part**

As it is essentially one single expanse of open space – the Magdalen Fields – the eastern un-built part of the conservation area has no discernable development pattern, although it too has large military boundaries which divide it. A closer archaeological understanding might reveal more about its past pattern of field and military divisions. However, just like the western built part of the conservation area, the riverside edge here is very different from the rest, as Pier Road is built-up.

4.2 **Sub-Areas**

The basic partition into three described above can be taken further, dividing the whole conservation area into 12 sub-areas based on spatial and character traits (*Map 2*). These are used throughout the rest of the document:

Citadel

- **Marygate / Walkergate / Chapel Street:** the core of the old town, its main north-east to south-west thoroughfare, and streets north of it on flatter ground.
- **Sandgate / Hide Hill / Church Street:** development pattern either side of the town's main north-south route, from the quayside to the edge of the Citadel.
- **Palace Green / Ravensdowne:** the other north-south route, edging the town on the west side in the lee of the Walls.
- **Parade / Wallace Green:** a flatter precinct at the north end with an institutional feel associated with its military, religious and municipal buildings.

- **Bridge Street:** a tight commercial street running below the town core, parallel with the river.

Remainder

- **Castlegate / Station:** principal route and development pattern towards Scots Gate from the station.
- **The Greenses:** early development pattern left out of the Elizabethan Walls, subsequently redeveloped fragmentarily.
- **Northumberland Avenue:** twentieth century housing in an area bound to the north and south by early defensive earthworks.

Riverside Edge

- **Riverbank:** steep, green river bank below Castlegate, from the north outside the conservation area (where it is more extensive and effective) almost down to Berwick Bridge.
- **Quayside:** open quayside area on reclaimed land, backed by development on the quay walls above, from Bridge Terrace to the Saluting Battery.
- **Pier Road:** exposed bankfoot strip below Magdalen Fields, isolated en route to the Pier.

Magdalen Fields

- **Magdalen Fields:** huge expanse of elevated open grassland between the coast and the Citadel and Remainder, with varied large-scale landforms.

In places, the junctions between sub-areas are blurred as character bleeds across the boundary, for example between plot boundaries in the centre of super-blocks (eg. between the **Palace Green / Ravensdowne** and **Sandgate / Hide Hill / Church Street Sub-Areas**) and between **Magdalen Fields** and **Palace Green / Ravensdowne Sub-Areas**, where trees and grass in the former link with thick green gardens in the latter. In others, sub-area boundaries are more defined, eg. between the **Riverbank** and **Castlegate / Station Sub-Areas** (following the town wall line), and between **The Greenses** and **Marygate / Walkergate / Chapel Street Sub-Areas** (defined by the Elizabethan Walls).

Some sub-areas have more in common than might first meet the eye, eg.

Northumberland Avenue and **The Greenses Sub-Areas** have different housing but are both defined by medieval earthwork boundaries, and the three river's edge sub-areas – **Pier Road**, **Quayside** and **Riverbank** – share some characteristics. The basic principles behind development in the five most densely built sub-areas are also similar – **Marygate / Walkergate / Chapel Street**, **Sandgate / Hide Hill / Church Street**, **Palace Green / Ravensdowne**, **Bridge Street**, and **Castlegate / Station Sub-Areas**.

Because of the basic super-block layout of most of the area (see from page 39), sub-area boundaries tend not to run down the centre of streets, instead running between the backs of plots. This emphasises the frontage block and backland nature of the town's development pattern, and also emphasises the importance of streets as character spaces in their own right due to their very enclosed nature.

Twelve sub-areas is not perhaps uncommon for a conservation area of this size, highlighting the long development history of the area and the impact which a medieval street pattern and town-wide defence construction has had on defining the long-term development of neighbourhood character.

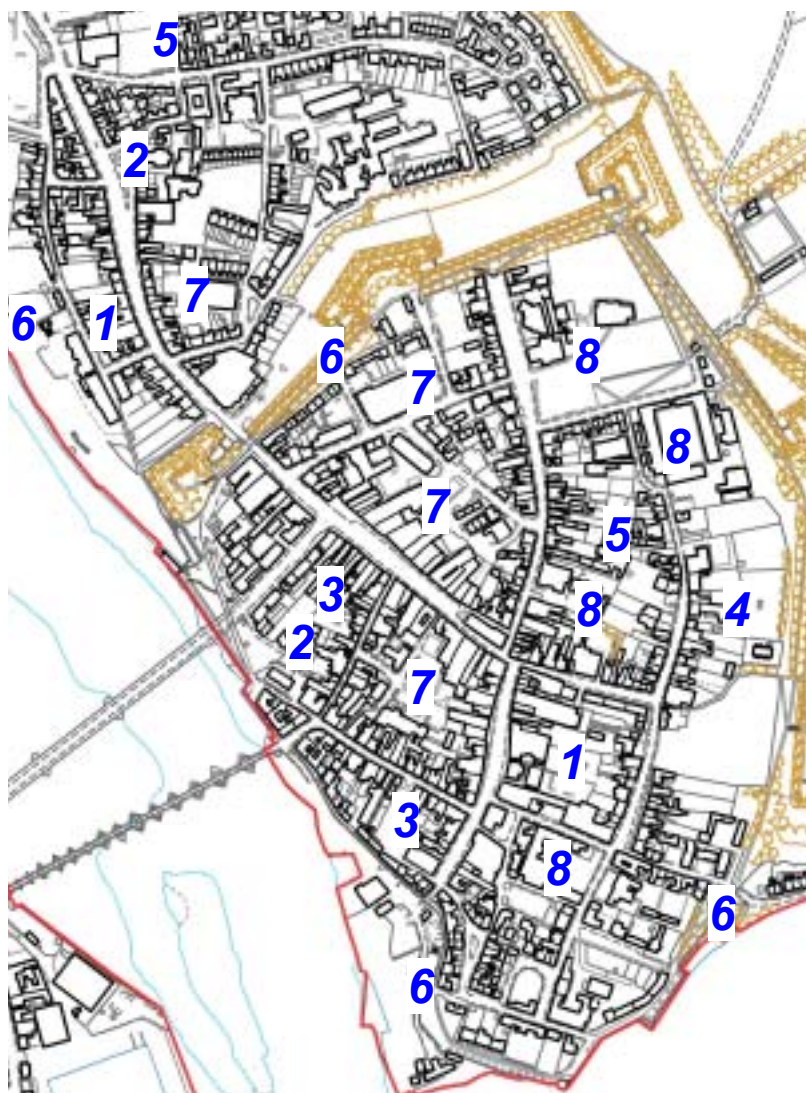
The Walls give great definition to the sub-areas but, importantly, this is generally only at ground level. When up on the Walls, the experience of the place is radically different, with sub-areas either side of the Wall becoming part of the same scene. It is almost possible to identify a whole different set of character areas as experienced from the Walls, and so understanding the added layer of character experience that the Walls provide is vital to understanding the way the area's townscape works holistically.

4.3 *Layout, Grain and Density*

4.3.1 *The Citadel and Castlegate / Station Sub-Area*

Within the **Citadel** and the **Castlegate / Station Sub-Area** the basic detailed layout is quite straightforward. Each super-block is divided into a series of irregularly sized plots, linear in nature and perpendicular to the road. Within each plot, the main building is pushed right to the front facing outwards, creating a tight linear building line, but one which is mostly informal and sinuous rather than planned and rectilinear. This tends to wrap around each super-block, originally creating a 'hollow' middle made up of complex gardens and yards, many of these now built over as smaller offshoots and outhouses stepping back from the frontage building. Many of these courtyards of offshoots are complex, indicating an industrious past.

Plot scale varies but is mainly domestic. The **Marygate / Walkergate / Chapel Street** and **Bridge Street Sub-Areas** tend to have smaller



The Citadel and Castlegate / Station Sub-Area: 1. examples of superblock layout; 2. buildings pushed to front of plots with complex middles; 3: higher density; 4: lower density; 5: linear pattern deep into plots; 6: layout turned to face out over the Walls; 7: complex middles eroded and large footprints inserted; 8: larger institutional layouts



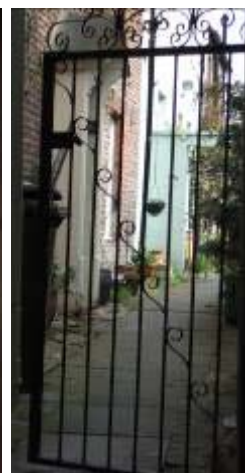
Buildings hug the front of plots, and superblocks meet at tight angles



plots, a higher plot ratio (the amount of each plot built over compared to that left open) and higher density, resulting in a development pattern which feels packed and busy, leaving only small 'internal' yards. By contrast, in the **Castlegate / Station, Sandgate / Hide Hill / Church Street** and **Palace Green / Ravensdowne Sub-Areas**, many plots are larger with a lower plot ratio, lower density and more extensive yards and gardens. The eastern edge inside the Walls and the north-western edge on Tweed Street are particularly low density with extensive gardens and allotments forming near continuous sweeps of open space against the Walls. This demonstrates the historic importance of productive gardens to

the town and the incremental development of the 'hollow' super-blocks.

The unplanned, organic nature is also revealed in the lack of planned back lanes. Access to each plot is mostly from the front along private or communal gated alleys and carriage arches, which are common features. In the lower density sub-areas, eg. **Sandgate / Hide Hill / Church Street, Palace Green / Ravensdowne** and **The Greenses**, some of these side alleys have developed their own organic anatomy of dwellings and yards in linear strings stretching back deep into the plot, with tight, intricate layouts such as around Nos. 46-48, 62-70 Church Street, Nos.61-65 Ravensdowne, Nos.93-101 Low Greens and No.2 Bell Tower Park / No.31 High Greens. Many more of these linear yards once existed (one or two successfully recreated, eg. No.25 Church Street). All, however, are dead-ends and almost every plot in the Citadel backs on to another, creating intricate and complex boundaries in the middle of the super-blocks where intimate gardens and yards are landlocked, and where some access arrangements can be distinctly quirky (eg. a back gate to No.55 Ravensdowne appearing at the end of a long plot off Church Street).



Few formal back lanes means most rear access is from the front, through arches and gateways. Some have developed linear yards of buildings

The Walls influenced a few more deliberate layouts along their length. Plots next to or near the wall tops were gradually turned to face out against the prevailing development pattern within. Quay Walls dramatically describes this about-face, with a strong line of buildings squeezed in to the back of plots off Bridge Street up against the Walls and facing outwards across them. This is repeated at Wellington Terrace (180° against Palace Green), Bay Terrace at the end of Ness Street, The Lions (the most brazen of such layouts), and along Greenside Avenue and College Place (sitting just below rather than on the Walls). Nos.15-23 Cleet Court are the last to copy this particular layout, an uneasily prominent modern development as a result. Several houses on the periphery also take advantage of the open aspect outwards, reversing their orientation (eg. No.76 Ravensdowne (before its boxy extension), and Tweed House on Tweed Street).



Some later layouts against the Walls have turned to face out. Clockwise from top: Wellington Tce; Quay Walls; Cleet Court and Bay Tce; College Place.



The tight, landlocked layout of plots in the super-blocks, each developed incrementally against the next, is very distinctive of the **Citadel**, and quite consistent across it. As is common in walled towns throughout the world, restricted space leads to increasing density of development, and the grain of plots gets finer and finer. The mosaic of once undeveloped gardens in the middle of the super-blocks became more densely developed as the frontages around them spread backwards. The tight grain generated has a common theme which, even though it is not strictly regular, has a certain consistency. Consequently, in most cases, clear harm has resulted where it has been



Some modern layouts leave linear edges and corners 'nibbled', eroding the strong superblock built edge

eroded. In Woolmarket and Walkergate, the street has been widened and later buildings purposefully set back from the common building line in an attempt to positively open up the street, but only resulting in jarring inconsistency and awkward breaks in its distinctive linearity. Other widenings have left corners and edges 'nibbled' (eg. Palace Street at Sandgate, Love Lane, Nos.21-29 Ravensdowne, Cleet Court on Ness Street, east end of Chapel Street). One or two larger buildings – often churches – have been dropped into the back of plots, which have distorted the development pattern where it required widened access from the front (eg. garage at No.80 Church Street). In some places, adjoining plots have been combined together to create larger development sites, notably in the later nineteenth century in the **Sandgate / Hide Hill / Church Street Sub-Area** (eg. former Corn Exchange and Kings Arms Hotel on Hide Hill, Police station on Church Street, and the Post Office and Nos.8-42 Woolmarket), and into the twentieth century in the **Marygate / Walkergate / Chapel Street Sub-Area** (eg. Nos.15-23 (Co-op) and Nos.60-68 (Boots) Marygate, and extensively on Walkergate). This has ironed-out the intricacy of the development pattern and has led to blunter, larger scale development (eg. library on Chapel Street and the supermarkets on Walkergate). In other places, the complexity of the rears of plots has been eroded at the edges (eg. Coxons Lane, Hatters Lane, Dewar's Lane, Foul Ford) or extensively obliterated in the middle of super-blocks, at Eastern Lane and Chapel Street. Repairing lost plot layout is therefore as important as protecting that which survives.

A few larger commercial and institutional layouts also exist in the **Citadel** and the **Castlegate / Station Sub-Area**, many simply inserted into the domestic-driven pattern. The Police Station, Church Street, is a larger site which follows the common building line, but intricate rear plot layouts have been wiped away for a yard with tied housing inserted to a suburban layout. The cleared yard behind the Post Office on Woolmarket has the same scouring effect. The municipal offices on Wallace Green sit back from the building line behind gardens to emphasise their status, and a busy yard behind echoes traditional commercial yards elsewhere in



Left and top right: Some larger commercial and institutional layouts have been inserted behind frontages. Below and bottom right: Status is conveyed by setting back, or placing at an elevated angle



the area. Some sit neatly amongst their domestic neighbours (eg. cinema, Sandgate, Methodist church, club and hall, Walkergate) whilst others use layout to emphasise their status (eg. former vicarage at No.61 Church Street, St Mary's Church, Castlegate, St Andrew's Church, Wallace Green, and former chapel, Chapel Street). The former border brewery site, Silver Street, has always left a large gap in the building line on Palace Street East, technically a weak corner but one which is historically accurate. A smaller scale commercial courtyard layout survives at the Old Smokehouses at Kipper Hill. A former auction market opposite the station retains its historic open concourse layout. The Barracks are the most formal, planned layout in the conservation area, a deliberate insertion into a spontaneous town, showing calculated thought behind layout and design. The Town Hall also has something of a composed spatial experience, sitting proud on an island site at the foot of Marygate, its isolation emphasising authority and status.

4.3.2 **The Remainder and Riverside Edge**

The backbone of **The Greenses Sub-Area** is an east-west street which has linear layouts very much like those in the **Citadel** and the adjoining Castlegate / Station Sub-Area (long parallel plots with buildings pushed to the front facing the street). It is, however, more broken and eroded with extensive insertion of ad hoc twentieth century detached layouts between and to the rear. The most extensive is Nos 1-17 Lord's Mount, a low-density suburban cul-de-sac pushed hard against the remnant Edwardian Walls, and in sharp contrast to the thick green edge to the Elizabethan Walls in the **Citadel**.

Layouts in the rest of the sub-area are characterised by short terraces positioned apparently randomly on widely varying plots off main thoroughfares (eg. Temperance Terrace, Violet Terrace), some of which



Linear development pattern, Greenses Sub-Area



The Remainder: 1. linear layouts as in the Citadel but more eroded at the street; 2. short terraces & sheltered courtyards; 3. low-density suburban layout against Walls; 4. larger scale, modern institutional layouts; 5. historic auction mart layout; 6. formal regular terraces

are grouped into sheltered courtyards (eg. Albert Place, Infirmary Square, Freeman Court). In the Greenses, clearance and modification of plots in the nineteenth and twentieth centuries has added to the piecemeal feel of the area (eg. telephone exchange off Ivy Place, supermarket at Castlegate), whilst the low-density school layouts have not reinforced the built edge,



Short terraces and sheltered courtyards, Greenses Sub-Area

their large buildings pushed away from the front of plots. The hospital also has an incremental, arbitrary layout which has grown wing-upon-wing across the large area of once-productive garden land between High and Low Greens and the Elizabethan Walls' dry-moat to the south.

The overall result is an organic series of discrete layouts which have evolved progressively throughout the nineteenth and twentieth centuries, often in response to changing industrial and social needs which could not be accommodated in the crowded **Citadel**. Each separate development is quite high density, and there is often strong consistency within them, but each group is different from the next, generating a fragmentary character with an open grain which does not always knit well together. This contrasts with the relative regularity of the Citadel's super-blocks, presenting a distinctive, more spontaneous counterbalance.

The layout of the **Northumberland Avenue Sub-Area** is quite unlike anything else in the **Citadel** or the **Remainder**. Its terraced layouts are planned and coherent with a neat, high-density suburban regularity, emphasised by the use of front gardens and back lanes for rear access.

The layout of the **Pier Road Sub-Area** is strongly linear and is also characterised by short self-contained terraces with front gardens, though these were developed incrementally, some with a functional purpose, some opportunistic. There is some consistency here with quite a regular grain which developed around the large-scale commercial footprint of the former maltings. Dotted buildings at the far eastern end are remnant maritime development.

Short terraces in linear layouts, Pier Road Sub-Area



Layout along the rest of the **Riverside Edge** and in the **Magdalen Fields** is discussed below, under the contribution of spaces to the character of the area.

4.4 *Views within the Area*



Short lively views channelled by development pattern



Most views within the area are controlled by topography, the tightly enclosed nature of the development pattern and the short, contained spatial corridors created by the arrangement of streets. Short streets divided into sections channel the scene, bringing built development into view along their length, and withholding the scene beyond until the next break is turned or brow reached (eg. Castlegate, the Greenses, Church Street, Ravensdowne).

Lively views along shorter streets (eg. Silver Street, Palace Street, Ness Street,

Brucegate, and the fragmented Greenses development pattern), are heightened by the tightness of the layout, the angular shapes of buildings jumbling together to create packed, layered pictures of the town. These can be particularly vibrant in shopping streets like Castlegate, West Street and Bridge Street.

Marygate has wider, straighter views, but they

culminate in a delightfully tight, filtered cluster of pedestrian-level glimpses through the Town Hall's open market place at the heart of the town. Landmark buildings punctuate these views along street, most obviously the churches.

Some building groups provide inherently attractive pictures – the raised siting of the former chapel on Chapel Street, the nestling riverside boathouse, the oblique view of Freeman's Court, the intriguing single-storey collection on the north-south stretch of Low Greens, the smart War Memorial triangle on Castlegate, the funnelled views at either end of Bridge Street, the created neatness of Palace Green, the Governor's House and Main Guard, the tiny lone shelter at the foot of the pier,



West Street and Low Greens



Filtered view through Town Hall mkt place





Some building groups have an inherently attractive appeal. Below: the Town Hall spire is ever-present in the Citadel



and the rich historical anchor provided by the Chandlery. The Town Hall spire is surprisingly visible from

within the tightly packed **Citadel**, poking into numerous views and framed glimpses along many of its streets.

Views of richly patinated quayside surfaces from Quay Walls are particularly stimulating, the scene dominated by the Berwick and Royal Tweed Bridges. Striking views of the Quay Walls and Quayside together create one of the definitive pictures of the town, and one of the most distinctive pictures of any town in the region. Wider views across the area's few other open spaces are a welcome break – the tree-filled churchyard, the grey Parade Ground, the lively allotments – all backed by trees and strings of historic townscape and landmark buildings.



Views of the Quayside are richly textured



Lively rooftops are on display from the tops of the Walls



The Walls provide extensive and detailed views of the roofscape of the **Citadel** and **Remainder**, an apparently jumbled mix of slopes, orientations, chimneys and materials creating a detailed, spirited scene defined by the broad similarity in building heights. Trees and mostly-appropriate buildings poke through – Town Hall, Infirmary, churches, Bell Tower – with The Lions the most prominent domestic building in the scene, and, unfortunately, the flat-roofed Co-op the most prominent commercial one. A striking foreshortened view of Marygate is had from the top of Scots Gate, a signature scene bustling with activity, whilst the significant differences in

levels at Pier Road are demonstrated by only chimneys being visible from the fields above. The angled nature of the Walls in the south east corner provides close-at-hand views back to the town, creating attractive pictures of Pier Road and the



Quayside in particular. At ground level, the gates through the Walls provide potent glimpses of the very different scene beyond.

Within the **Citadel**, glimpses through the strings of buildings lining the super-blocks are enticing, with short animated peeks along carriage arches and open gates hinting at the wealth of complex backland behind the frontages. These views are blown open in places



Glimpses through the Walls and carriage arches (see page 72 for discussion of arch types)



Long views across open spaces and from the Walls.



where the development pattern and frontage edge has been eroded. Detailed, rich scenes of the backs of buildings can also be seen from the Walls, demonstrating the integrity of the area's built form and the past intensity of its growth.

Long, wide views across the Magdalen Fields are in sharp contrast to this, with long, clean sweeps of undulating grass backed in one direction by an infinite North Sea horizon and the tight edge of the town in the other.

Views out of the area are discussed from page 15, and many of the above themes are developed in relation to the area's open spaces, from page 90.

5 Character Analysis

5.1 Land Use & Building Hierarchy

Military defence and commercial shipping, two dominant historic uses which helped shape the town, have long gone, and others such as the salmon, timber, wool and brewing trades have also waned. These historical uses have however left a strong mark on the town, shaping the type of building to be found – barracks, magazine, guardhouse, warehouses, stores, commercial yards, ice houses, chandlery, ropeworks, granaries, maltings, customs house, corn exchange and town hall. Most are now converted to other uses; some struggle to find a new use.

Lost uses have left an important legacy of historic building types: (clockwise) barracks, guard house, maltings, granary, chandlery, magazine, customs house



There remains a strong assortment of land uses in the conservation area, but today it is dominated by the traditional mix of a large market town – residential, retail, professional services, commercial, and social uses such as churches, library, pubs, schools and halls. Residential use is spread throughout the conservation area, although four peripheral sub-areas have concentrations – **Palace Green / Ravensdowne, The Greenses, Northumberland Avenue and Pier Road**. Most



A traditional mix of residential, retail and social uses such as churches, halls and pubs



of it is in single-family dwellings although, as well as an historic presence of flats above shops, there is a growing number of building groups being converted to flats. There are also several residential care homes. Retail is a mix of national

multiples, local independents and many smaller enterprises. Retail, together with professional services, is focussed in the **Marygate / Walkergate / Chapel Street** and



Mostly 'clean' commercial uses are tucked in across the area (above and below)



Bridge Street Sub-Areas with strong presence also in the **Castlegate / Station** and **Sandgate / Hide Hill / Church Street Sub-Areas**. Castlegate and Walkergate have supermarkets. There are commercial premises tucked into the mix across the area, most being small 'clean' uses which do not dominate. The number of social uses seems high, with pubs, churches and halls particularly noticeable in the street scene across the area.

Added to this mix are the larger institutional uses expected of a borough centre including municipal offices, police station, hospital, arts centre, tourist information, newspaper offices and railway station. The station dominates the **Castlegate / Station Sub-Area**, and the hospital **The Greenses Sub-Area** (its industrial chimney visually intrusive with nothing like the quality of character of that at Spittal Point). Municipal offices dominate the **Parade / Wallace Green Sub-Area** and, together with landmark social and tourism uses, contribute to a institutional precinct



Larger institutional uses typical of a borough centre – station, hospital, school, arts centre, police station and council offices

feel. Tourism-led uses feature highly in the town, influenced by those lost historic uses, and dominated by English Heritage's presence at the Barracks and Walls. Tourism strongly influences the shops on offer and the high number of guest houses and cafés spread across the **Citadel** and **Castlegate / Station Sub-Area**.

In terms of open space uses, the **Quayside Sub-Area** is dominated by its spaces. So too is the **Magdalen Fields Sub-Area** (golf, bowls and cricket) which, together with the adjoining Walls and their 'dry-moats', provide vast areas of open space outside the dense town. Countering the lack of spaces inside the Walls, a series of 'pocket parks' were created in the nineteenth century on the peripheries, around the castle in the **Riverbank Sub-Area** and up against the Walls in the south east corner. Inside the Elizabethan Walls, there are three large open space uses – allotments, parish churchyard and parade ground – plus many other 'created' gaps used for parking. There are school and hospital grounds in the **Remainder** which lower the density here considerably.



Informal & formal open spaces uses around the Citadel

Across the conservation area, this mix of uses generates a two-tier hierarchy of building types – domestic-scale 'townscape' buildings and larger-scale 'landmark' buildings. This distinction is not always clear, for example the nature of domestic-scale buildings varies greatly, but it is nonetheless very rare to find a 'landmark' building in Berwick which was built for



Many streets have an organic mix of domestic-scale 'townscape' punctuated by larger-scale 'landmark' buildings, eg. Church Street and Castlegate

residential use. This suggests residential use in new 'landmark' buildings would not be accurately responding to the area's character. In many streets there is a lively mix of the two types of use, often characterised by strings of townscape buildings punctuated intermittently by landmark halls, offices, churches and pubs.

Castlegate is good example of how this mix of uses has influenced an animated built scene. This has rarely, however, been formally planned, and today's dynamic character is due to centuries of organic civic growth.

The overall mix of uses contributes greatly to the area's busy character, both in the legacy of historic buildings and the town's vibrancy today. Controlling this balance will be important to protecting character. For example, the loss of retail, service and social uses would break down the traditional market town mix, and supporting tourism-led uses will be important to the area's future life. Vacancy and under-use is problematic in places, notably in some older commercial buildings, in some shops and above them. Countering this in a way which retains a mix of uses in the area, particularly in historic buildings, will be crucial to protecting character.

5.2 *Architectural Qualities*

5.2.1 *Form, Height and Scale*

The dominant built form in the **Citadel** and **Remainder** is the two or three storey domestic-scale building with a dual pitched roof, some with a third or fourth storey in the attic. **The Greenses, Bridge Street, and Castlegate / Station Sub-Areas**

are dominated by two storey buildings with some three, whilst the other four sub-areas of the **Citadel** are dominated by three storeys with some two. Concentrations of two storey buildings make the odd taller building stand out (eg. Governor's House, municipal offices). There is a small handful of surviving single storey cottages, illustrative of early vernacular forms in the area (eg. the north-south stretch of Low Greenses). Multi-level buildings lining Quay Walls deceptive – only the top two or three storeys are visible, but their feet are another two or three storeys below the Walls.



Straightforward forms. Heights between two and three domestic storeys, with some important historic single stories



Most buildings are straightforward rectangular boxes. The earliest ones have notably squat proportions compared to later grander dimensions (eg. Ness Street). Buildings are wider than they are tall where space allows (eg. Low Greens) and grandeur dictates (eg. Wellington Terrace), or are taller than they are wide



The height of buildings behind Quay Walls – and other places up against the Walls – can be deceptive



Above: earlier buildings have squatter proportions. Below: Later ones are more substantial



where space is at a premium (eg. Hide Hill). Most are two or three bays wide, but many in the **Citadel** are four, five or seven bays wide, the odd numbers often being



Some later buildings have more thoughtful or interesting forms, often strongly style-led

symmetrical double-fronted buildings typical of the dominant period of development. Such large buildings illustrate the historic

wealth and prosperity of the town. Later buildings became more sophisticated in their form, either placing buildings thoughtfully in the town to complement their neighbours (eg. the various curved façades at the entrances to Bridge Street, and the gentle bow front to No.30 Hide Hill) or were well-designed style-led statements in their own right (eg. the Scottish baronial tower at Bankhill, the Arts & Crafts-influenced No.10 Palace Street East, or the Classical No.16-17 Quay Walls).



Landmark buildings have more distinctive, dramatic forms, some dominant through their footprint (below), some through form (above)



In amongst these 'townscape' buildings are a relatively high number of larger institutional or commercial 'landmark' buildings introducing different forms and bigger scale. Early historic working buildings are heavier with larger footprints, (eg. Chandlery, Ravensdowne icehouses, Dewar's Lane Granary, Pier Road maltings, Silver Street's converted warehouses and stores), whilst Victorian landmark buildings introduce more varied, asymmetrical forms. Bays, wings and steps are used to break them up visually (eg. churches, halls, schools, barracks, Main Guard), whilst others use modest towers and turrets to mark their presence (eg. Police Station, Corn Exchange, The Castle PH, Infirmary). Few if any of these 'landmark' forms were built for residential use.

Even though the town's large number of retail and commercial buildings are little more than domestic in scale, they nonetheless play with their form to highlight their presence, using gables, parapets or hipped roofs, for example.



Commercial or social uses announce their presence with slight alterations to their form, eg. gables to the street or turrets



The ultimate non-domestic building is, of course, the Town Hall, powerful in form, height and mass. This magnificently solid block squeezed into the foot of the main market street is robustly Classical with a stretched scale and topped with a stout four-stage tower and octagonal spire.

There is therefore a mix of simple, plain, blocky forms and more vigorously shaped buildings, generating a lively built scene defined by bold geometric shapes, prominent corners and layered sharp edges.



The incremental nature of the settlement's growth is clear in the way buildings are grouped. Although they are predominantly terraced, they tend not to be single-build set-pieces, and instead are mostly strings of individual buildings which happen to be built up against one another. This creates



attractive inconsistency in height and scale, varied eaves and ridge lines, and a lively assortment of shapes along the streets. Sometimes this variety is quite marked (eg. Marygate), at others more subtle (eg. Wallace Green, Low Greens). Where topography dictates, most strings step down the slope (eg. Ravensdowne, Church Street), but some wide buildings on Hide



Incrementally developed strings of buildings dominate

Hill have levelled out topography against the prevailing pattern. These jumbly, irregular groupings create small set pieces within the whole,

each with its own intrinsic appeal (eg. Quay Walls, Castlegate, Freeman's Court, West Street, Parade, Wallace Green, Palace Green). The **Northumberland Avenue Sub-Area** bucks this general trend by being a largely coherent, planned group of terraces characterised by identical repetitive roof forms.



Those which do not step down slopes can be over-dominant



There are few planned terraces as in the N'land Ave Sub-Area

In all sub-areas, the vast majority of the historic built form survives in three-dimensions – there has been very little façading and the detailed form of rears and sides survives to a great degree. However, some later developments have only paid attention to frontages, often leaving hefty, blocky forms exposed at the rear



Most buildings survive in three dimensions with a tumbling array of offshoots, stairwells and outhouses creating crucial authenticity to built form



(notably north and south of Marygate). Nonetheless, a vast array of rear extensions, offshoots, stairwells and outhouses in a wide variety of shapes, scales and heights still enlivens the basic built forms. These create tumbling, incoherent forms with intricate character, attaching authenticity and integrity to building groups. Similar but more coherent groups of low boxy outbuildings are seen at some of the more planned developments (eg. municipal buildings, Palace Green, former smokehouses at Kipper Hill). Whether visible or not, this deep historic development pattern is crucial to the historic substance of the area's built form, all the more obvious where it has been disembowelled (eg. off Chapel Street).



Modern boxy offshoots do not echo this tradition

Later twentieth century built forms have generally responded well to these basic built characteristics. Nos.19-25 Church Street and housing between Palace Street and Palace Green, for example, successfully adopt straightforward two storey pitched roof forms, subtly enlivening heights, scales and shapes to mix traditional and then-contemporary ideas. Some other infill buildings have adopted more standard suburban forms which are less place-specific, particularly in **The**



The form and height of many twentieth century buildings, particularly domestic-scale residential ones, fit in well with their neighbours...



...but several others do not, particularly commercial ones

Greenses Sub-Area (eg. Nos.33-43 Low Greens and various plots around Bell Tower Park). Some of the most alien built forms are the modern invasions on Walkergate, where hefty, barely broken-up blocks display little understanding of traditional form and scale, and the uncompromising, long, low shed behind No.76 Ravensdowne.

Variety within a defined range of form, height and scale is a basic characteristic of Berwick's traditional architecture, and a large part of its special interest. The built scene is full of attractive groupings, vigorous shapes, bold angles and interesting juxtapositions. When enhanced by topography, development pattern and layout (see previous sections), this spirited assortment of buildings generates a distinctive sense of place, weakened in only a handful of places.

5.2.2 **Periods and Styles**



Robust vernacular architecture

Due to the area's development history, its buildings are mainly from the eighteenth and nineteenth centuries. Most adopt an informed Classical architecture typical of the Georgian period, smart, simple and gently enlivened with polite masonry

decoration. Others adopt a simple, unadorned, informed vernacular style. Local traditional architecture which adopts no discernable style is known as vernacular, usually resulting in plain, robust buildings with little ornamentation. However, these are still informed by the Classical proportions of the period. Other styles from later periods are also prominent. The main architectural periods in the conservation area are:

- **Georgian**

The main architectural style of the late eighteenth and early nineteenth centuries was based on Classical style and proportions. Georgian architecture is simple, often symmetrical and based on 'polite' ideas and designs which could come from style handbooks. The proportions and detailing of Georgian architecture follow set principles, and result in unfussy, straightforward buildings. The Georgian development here is early, mid and late.

- **Victorian**

Dating from the mid nineteenth century to the turn of the twentieth, Victorian architecture is very varied with many sub-categories, but much is based on showy, confident themes designed to demonstrate the wealth and power of the

building owner with splendid, high-class architecture. Rich, traditional materials are used – often brick, stone, timber and iron – with good quality, solid construction and plenty of flair. The three strongest Victorian revival styles were Gothic (defined by verticality, asymmetry, pointed arches, gables and carving), Italianate (with low roofs, bracketed eaves and some stucco) and Queen Anne (red brick with Dutch gables, white joinery, doorcases and terracotta). There were also other revival styles. In addition, the Arts & Crafts style began in the late nineteenth century.

- *Edwardian*

Smart and attractive, Edwardian architecture is a less-flamboyant continuation of Victorian grandeur in the early decades of the twentieth century. It is concerned with presenting an impressive face to the public with thoughtful, well-designed buildings usually in red brick, and with plenty of fine detailing in brick, stone, terracotta, tile, timber and glass. Edwardians revived and mixed architectural styles including those from the Victorian era plus Tudor, Jacobean and Classical themes. Art Nouveau also developed as an influence.

- *Early to Mid Twentieth Century*

The post-First World War housing boom saw suburban semi-detached houses and bungalows spread throughout many towns. Architecture of the 1920s and 1930s developed along three main styles – the ‘Tudorbeathan’ or rustic cottage style, a Georgian revival (especially for townhouses), and the Moderne or International style (stark, plain, flat-roofed boxes with large windows). Art Deco also developed during this period, with strong geometry, abstract shapes, and smooth, sleek lines.

- *Mid to Late Twentieth Century*

The second half of the twentieth century saw a wide range of stylistic approaches develop and merge. The 1960s and 70s saw major investment in housing, both new estates and General Improvement Areas of existing stock, much continuing a watered-down version of the International style. Towards the end of the century, mass commercial housing tended to adopt architectural styles in only a cursory way, with generic suburban housing often demonstrating little depth or flair in its design.

Architecture in this conservation area is mainly from the Georgian and Victorian



Attractive Georgian architecture can be highly desirable



periods, often demonstrating stylish finesse in its detailing and presentation. Institutional buildings in particular have used

architectural styles to great effect, eg. the Baroque station, the Italianate infirmary, the Arts & Crafts Castle PH, Romanesque St Aidan's House, the Tudor Gothic municipal buildings, and the prominent Italian Gothic of the former bank at No.7 Bridge End. In amongst this grandeur is more simple, robust architecture, often in earlier vernacular buildings or in larger commercial buildings. But many of these have been subsequently re-designed, perhaps with the addition of an eighteenth century façade or twentieth century conversion. Quay Walls demonstrates well the way smart, high quality, intricately detailed domestic architecture mixes cheek-by-jowl with earlier, more robust vernacular buildings or former commercial buildings. Whatever the level of flair, housing from the Georgian and Victorian periods can often be some of the most desirable in urban areas, with comfortable, well-built, dwellings to generous proportions. The **Northumberland Avenue Sub-Area** has simple Arts & Crafts architecture typical of its period, equally well-designed.



There are (broadly) good examples of late twentieth century architecture which reflects its surroundings quite well

Berwick has a few good examples of broadly sensitive 1970s infill housing in the spirit of General Improvement Areas, which was dropped onto sites cleared of what was seen at the time as slums (eg. Nos.19-25 Church Street, and between Palace Street and Palace Green). Some of it, however, replaced buildings which might today have been saved, and its distinctly 1970s pedigree is, to some, impolite. The best architecture from this period tends to be in conversions (eg. No.4 Quay Walls, Maltings Arts Centre). New designs from the later twentieth century tend to be less characterful and place-specific, notably on Marygate (eg. Boots) and Walkergate (where several indifferent or poor designs have been imposed including the library and two supermarkets), but also in limply detailed housing schemes (eg. Parade School Mews, Corn Exchange, off Brucegate). Such weak, arbitrary architecture struggles to hold its own against the well-informed integrity of historic architecture nearby. It is perhaps ironic that one of the town's most successful late twentieth century designs – Nos.82-90 Marygate, replacing the former bus station's entrance – is a deliberate pastiche, an architectural approach often rightly condemned in historic areas but which, in this location, sits quite comfortably with its neighbours.

5.2.3 **Features, Detailing and Materials**

The conservation area's architecture relies on a variety of different architectural features and detailing, each treated in slightly different ways throughout the area. The features are:

- masonry
- doorways
- windows
- shopfronts
- roofs, including ridges, eaves and verges
- dormer windows and rooflights
- chimneys
- rainwater goods, such as drainpipes and gutters

There is considerable variety in the area's architectural qualities – from the simplest of cottages to more elaborate landmarks – but with a limited design framework and materials, there is an appealing harmony and balance to much of the area's architecture. Some details have been altered over time but a great deal of the original architecture is intact in detail.

5.2.4 **Masonry**



Sandstone masonry, Woolmarket

The principal walling material in all sub-areas is natural sandstone, the basis for the area's warm, textured, well-matured visual appearance. The stone is a local, deep pinky-grey granular sandstone, the pink tones varying in intensity. There are also one or two cases of non-local yellow sandstone, usually in later buildings (eg.

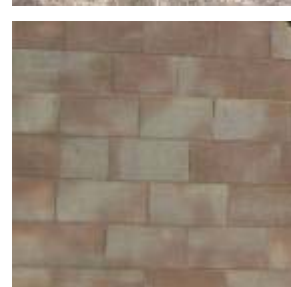
Woolworths, Marygate, Royal Bank of Scotland, Hide Hill). In early or in functional buildings, rounded stones are laid randomly or with minimal coursing. In later or smarter buildings, squarer blocks of varying sizes are laid either in courses or in an interlocking fashion.

Much stone is left rough or is intentionally tooled or rusticated, creating considerable texture to the buildings' appearance. Main stones are often snecked (a rough, rusticated finish), sometimes with margins; others are rock-faced. Dressings tend to be more smoothly finished, notably creating margins around window and

door openings, a motif which highlights a thick, smoother band around the opening's edge.



Local sandstone – rubble, square coursed blocks, and ashlar



Rough finishing and tooling give considerable texture to the area's masonry



Expertly moulded dressings are key to the high quality of much of the area's domestic and institutional architecture

For many smarter buildings, fine dressed stone – ashlar – is used on entire principal elevations (with rougher stones to the sides and rear), and is used for detailing on many others. Carved and moulded dressings are abundant, such as window and door surrounds and detailing at plinths, string courses, eaves, watertabling, quoins (corner stones) and arches, all demonstrating the fine quality of the architecture. The grandeur of this masonry detailing on domestic buildings is quite striking in places, such as the blind gable-end detailing at Wellington Terrace and Nos.19-21 Sandgate, the unusual fish-scale tooling to Nos.44-50 Tweed Street, and carved swan on Railway Street behind Nos.99-101 Castlegate. Commercial

buildings often have additional high level carvings and mouldings (eg. Nos.53-55 and 38-42 Marygate), or have adopted other clever motifs which reveal an attention to detail (eg. the rounded corner to No.39 Marygate, from pavement to cornice). Larger institutional and landmark buildings use more vigorously moulded sandstone to emphasise quality and status, eg. Town Hall, Municipal Buildings, Barracks and churches, some quite delicate and elaborate (eg. the florid Berwick motif on the Police Station). Such high quality, well-executed masonry and detailing defines most of the area's buildings and is key to their textured appearance.

Most stone is exposed and has gained the rich patina of age, creating an attractive, mature,



Richly patinated stonework is key to the area's character

weathered consistency. Exposed stone – particularly details and dressings – would originally be unpainted, and much remains so. Unpainted stone should remain unpainted to retain this character. Pointing (the way mortar is finished off between the stones) varies – in walls with squarer stones it is not key to the appearance of the wall but, between more rounded stones, it can be quite visually prominent, particularly where re-pointing has been poorly executed by smearing it across the stones' face or raising it into 'ribbons'. Sandstone is also used in several boundary walls, discussed below.



Render is found throughout the area, some historic, some modern



The second main masonry treatment (a finish, really) is render, mainly smooth with some roughcast, also found across the area. It dominates some sub-areas including **Marygate / Walkergate / Chapel Street** and **Bridge Street**, but in most there is a balance between render and stone, the latter tending to dominate the street scene.

There is relatively little render in **The Greenses Sub-Area**, and almost none in the **Pier Road** and **Quayside Sub-Areas**. Unpainted harling upper floors characterise housing in the **Northumberland Avenue Sub-Area**.

The random rubble stone of many of the

earliest buildings would have been covered by a variety of renders (generally smooth) and harlings (generally rough), both lime-rich to allow the building to 'breathe'. Some such finishes survive, but exposed stone has been much the preferred aesthetic since the mid-nineteenth century. Where render is used today, it tends to be either modern cement-based render (thick and harder with a smoother appearance) or pebbledash (a modern cement-based version of harling with an exposed gravel finish). Both tend to iron-out the visible texture of the masonry beneath and result in a much flatter, bulkier character. In places this can



*Above: Thin render on vernacular wall.
Below: unpainted harling in N'land Ave*





Some modern cement renders can look flat and dull against weathered natural stone. Various colours add life to the scene, but pale or earthy tones work best

provide a pleasing contrast (eg. Wallace Green), but where render dominates an historic building group, it can leave a bland scene of chunky render overcoats shrouding historic character beneath.

Most render is painted in light, pastel shades. Most are muted, flat tones (eg. No.4 Quay Walls), but some are prettier 'chocolate box' pastels or brighter tones which do not marry so well with bare sandstone. Many are very light, whitish tones, and where these are found in amongst buildings dominated by darker stone, they tend to stand out to the detriment of the group. Bolder colours, particularly blues, tend not



to work so well (eg. Nos.26-32 Walkergate, but note that part of Bridge Street's liveliness does come from its spirited mix of colours), whilst earthy tones tend to fit in better (eg. Nos.58-62 Church Street). Some scenes have been harmed by corporate use of masonry paint on render to make buildings stand out (eg. the various buildings which make up the Kings Arms PH group, Hide Hill). Picking out architectural detailing in boldly contrasting colours also tends to look out of place and is rarely historically accurate. Some of the area's render is unpainted (particularly side and rear elevations), often gaining an attractive rich, weathered patina as a result (eg. Dewar's Lane Granary). In principle, render that is unpainted should generally remain so to retain its character.

Render contributes most successfully in buildings designed for it, rather than where it is applied later. For example the Arts & Crafts style of The Castle PH demands half-timbered rendered upper



Above: Render is part of the architectural style of The Castle PH. Below: good modern use of render



floors. Where applied later, the most characterful leaves stone detailing exposed. Many buildings from the 1970s onwards are finished in render but character will best be preserved by ensuring natural stone is dominant over both new render and that applied later. Nos.X Golden Square demonstrate how traditional masonry and render might be used overall in a successful manner in a modern building.



Brick is used as a main walling material in only a few places. Some of the earliest and most prominent are the former vicarage, Church Street, and No.6 The Avenue. Here (and for example Nos.26-26 Hide Hill), brick was used as a 'new' smart material to the front with rubble stone to the rear. Most other brick is used in either Victorian additions (eg. former Parade School, Nos.43-45 High Greens, Playhouse's fly-tower).or, more commonly, in late twentieth century infill where it is



Brick is used in relatively few places, eg. a few frontages and later schools

often intrusive as a result (eg. former Post Office on Woolmarket, supermarket on Walkergate, Golden Square, the Co-op and several rear extensions on Marygate). The brick schools in the **Remainder** are typical of the period rather than the area.

However, brick was commonly used for repairs and additions to stone buildings in the eighteenth and early nineteenth centuries, notably chimney stacks, raising or rebuilding gable-ends, or adding offshoots and cottages (a



Above left: Brick is used extensively in nineteenth century alterations to earlier buildings. Above right: glazed bricks are often seen in commercial alleys

tradition copied at recent Nos.22-24 Eastern Lane). In such cases, bricks are small handmade, dark red-brown or purple-brown with a rough, mottled texture; over time they have become stained with warm, uneven tones. Less

characterful brick has also been used as a modern expediency for some repairs, alterations and additions, often with intrusive results.



As well as stone, render and brick, timber is used in one or two places as a walling material, notably the boathouse in the **Riverside Sub-Area**.

Developments least successful at preserving these characteristics are those which use man-made masonry such as reconstituted or concrete blockwork, the supermarket on Walkergate being a prominent example. Natural stone which is the wrong colour also erodes the unique sense of place which pinkish-grey stone provides. The arbitrary use of brick and render at Nos.8-41 Woolmarket does not help it fit in to the street, whilst weak stonework and a clumsily salvaged historic façade at the Castlegate supermarket do little to enhance the street scene.

5.2.5 **Doorways**



Many of the area's doorways are emphasised and can be particularly decorative and prominent features. Particularly impressive doorways are common in the **Palace Green / Ravensdowne** and **Parade / Wallace Green Sub-Areas** but are found across all sub-areas, from No.1 Northumberland Avenue to No.1 Wellington Terrace, and from the Barracks to the former public toilets on Pier Road.

The majority of domestic doorways are emphasised in one of three Classically-inspired ways: raised dressed stone surrounds or hoods (eg. Nos.3-8 Pier Road, Nos.15-17 Castlegate, No.11 Railway Street); full decorative doorcases, most in stone (eg. No.57 Church Street, No.24 Hide Hill, No.21 Quay Walls, Parade) and some in timber (eg. No.3 Hide Hill, No.51 Bridge Street); and finally, and fewest in number, are the more elaborate, grander porches providing the strongest

architectural emphasis (eg. No.1 Wellington Terrace, No.7 Ravensdowne). Each of these ornate but polite statements of grandeur is different from the next, but all are typical traditional features which enliven the architecture and are used to demonstrate status where passers-by and visitors would see it best.



A variety of individualistic doorways is used across much of the area, mostly with Classical lines

Some of the earliest doorways have only simple relieving arches and/or lintels above the opening (eg. Albert Place, No.12 Low Greens, rear of No.10 Quay Walls onto Drivers Lane), whilst others have large dressed stones around the opening (eg. Scott's Place, Nos.27-29 Low Greens). Both of these are hidden on rendered buildings (eg. Nos.70-74 Church Street).



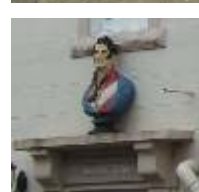
Above: Other doors are simpler but with no less quality. Below: Some of the smartest houses have particularly grand front doorways

Most doorways incorporate an overlight (a traditional feature rather than having glass in the door, apart from the **North-**



umberland Avenue Sub-Area where moulded doors are part-glazed

as well), mostly square, many with fine glazing bar arrangements. Most traditional doorways are set back in a deep reveal and have a few stone steps up to the door, the smarter ones (the majority) being round-nosed. Blocks or recessed wells for foot scrapers are common features (including some surviving iron-work),



Overlights are common. The Northumberland Avenue Sub-Area has part-glazed doors. Right: Small details are abundant

and other flourishes are used on occasion to highlight the doorway further, such as carved plaques and nameplates (eg. No.71 Castlegate, Nos.1-3 Trinity Hall on Chapel Street, No.25 Palace Street), coats of arms at the Customs House and Barracks, and even moulded busts at No.9 Palace Street and No.8 College Place.

Plenty of original timber front doors survive, particularly heavy unglazed panelled doors in dark, rich colours (some with a central bead to resemble double doors as a show of importance), and these are integral to the historic presence of doorways. The same is true of surviving traditional door furniture such as knobs, knockers, keyholes, letter boxes, bell-pulls and pushes, foot scrapers and lanterns.

Access alleys from the street to backyards are often slightly wider than front doors, and are generally plainer with either panelled or ledged and braced doors. They tend to be either at one side of the building, or positioned centrally between two front doors to make three openings in a row. A well-detailed metal spiral fire escape stair behind Nos.16-17 Quay Walls is a neat, inventive solution to rear access.



Rear access gates are often similar to doors, but plainer



Institutional and landmark buildings make great play of doorways

Landmark and institutional buildings make great play of doorways, emphasising grandeur and status with enlarged proportions and enhanced detailing, such as the Infirmary's wide, inviting glazed doors (plus over-sized later porch), or St Andrew's church's clustered Gothic arches, the former Post Office's unusual decorative canopy and lantern, the Playhouse's simple grand arch, the parish church's huge

lantern, the Barracks' intact, atmospheric gatehouse, or the station's large timber canopy on ornate iron brackets. The Main Guard has a grand portico of pulvinated columns (appearing squashed under pressure), but the ultimate status door in the conservation area has to be that to the Town Hall – its entire principal elevation is one vastly exaggerated Classical doorway comprising steps, ornate pediment portico and solid double doors.



Commercial openings are chunky and plain, with simple timber doors. Some have been re-used

Traditional commercial doorways contribute to the character of the area's historic industrial buildings. Large arched carriage openings are found across



the area, some with timber doors intact, others now with modern metal gates or nothing. Also typical of commercial buildings are upper level loading doors (eg. the Chandlery, Pier Road maltings, and the Maltings Arts Centre). Low arched warehouse openings have been re-used at



the Ravensdowne icehouses and on Silver Street / Anderson Court, with larger modern commercial openings inserted through traditional masonry walls here and on nearby Oil Mill Lane. Most arched openings are either segmental or rounded (semi-circular); some are three-centred or elliptical (see also page 52).

Several later flat developments do not include traditional front doors, which confuses the straightforward relationship between house and street which defines the area's buildings (eg. Cleet Court), or which can leave blank elevations at pedestrian level (eg. Weddells Court, Ford Court, Nos.2-10 Walkergate, Nos.8-42 Woolmarket, new flats off Brucegate). Such cases should be avoided.

5.2.6 **Windows**



Window openings are strongly vertical, one of the defining features of the area's architectural character and, like doorways, the openings are often emphasised.

Windows are spread evenly across elevations, usually symmetrically, and are mainly single but can also be in pairs (eg. Bay Terrace) or, in later buildings, in groups of three. In smarter buildings, 'blind' openings are included where open windows are not needed to ensure elevational symmetry or order. Venetian openings are common across the **Citadel**, tripartite windows where the central light has a tall rounded top, often with added moulding and decoration (notably on Church Street, Hide Hill and Quay Walls, in the Town Hall, Parish Church, and several pubs, eg. Hen & Chickens). Many window openings have Classical

proportions, ie. first and/or second floor openings are smaller than the first and/or ground floor ones (eg. Nos.2-3 Bridge Terrace, The Lions). Early windows tend to be smaller than later ones (eg. No.30 Ravensdowne, Ness Street), and some have evidently been widened or have had the sill lowered which harms the proportions of elevations (eg. Nos.1-9 Tintagel House).



Windows are strongly vertical. Large amounts of original joinery and glass survive. Right: round-topped stairwell windows are common. Bottom left: Historic crown glass adds character to the reflections where it survives.



Above left: Various treatments to window openings. Above middle: casements are found in many nineteenth and early twentieth century buildings. Above right: Classically proportioned windows – smaller on the top floor. Below: Earlier vernacular windows tend to be smaller. Bottom: Venetian windows

The treatment of window openings is much the same as for doors. Most are flat-topped but some have round or segmental arches to add a touch of individualism (eg. No.14 Hide Hill, Nos.7-8 Church Street, Barracks). The



earliest and simplest have only relieving arches and/or lintels above the opening and a projecting sill beneath (eg. No.12 Low Greens), whilst others (the majority) are either emphasised with large dressed



stones around the entire opening (eg. Well Close Square) or have complete raised stone 'frames' (eg. Nos.1-3 Drivers Lane) – it was usually this motif that was copied literally in late twentieth century

developments striving for local distinctiveness (eg. Nos.8-10 Bridge Street). Some surrounds are moulded to enliven their quality (eg. Nos.47-51 Bridge Street, Nos.4-8 Castlegate / St Mary's Place, and typically exuberant Nos. 44-50 Tweed Street). One or two have decorative iron balconettes to add grandeur (eg. No.4 Palace Street East).

Tall round-topped stairwell windows are a common feature of the dominant period of architecture, often only visible from the rear (eg. No.64 West Street, Wellington Terrace, and a particularly tall one at No.13 Quay Walls).

Bay windows are not a common feature of the dominant period of development, but some later and grander houses have them (eg. No.16-17 Quay Walls) and others have been added to earlier houses. No.76 Ravensdowne's full-height bow

windows are typically high quality but have been crudely hemmed-in by a poorly sited single storey extension.

A relatively low number of original windows have been replaced (see page 127) and many from all periods in all sub-areas survive, their integrity crucial to the area's character and appearance. All windows would have been set back from the face of the building in a reveal which adds depth and life to elevations. The dominant traditional window type across the area is a pair of double-hung vertical sliding timber sashes, earlier ones being sub-divided with glazing bars, later ones having larger panes (perhaps with one vertical glazing bar) and therefore 'horns' for added strength. Most would have been off-white. Some later Victorian and Edwardian ones have unequal sashes – taller lower and shorter upper ones (eg. No.92 Marygate, Nos.60-62 Castlegate), the latter often with stained glass. Edwardian windows can also be timber casements with smaller stained or leaded glass top-lights (eg. Marlin Buildings, The Castle PH, and **Northumberland Avenue Sub-Area**). Original crown glass adds extra special historic character where it survives. No.3 Wellington Terrace has unusual horizontally emphasised glazing bars.



Bow windows, Ravensdowne



Landmark and institutional buildings make great play of windows. Above: surviving storehouse window, Silver Street. Right: Some pubs and shops have large decorative first floor windows

Most landmark buildings make particular play of windows, adding detail and emphasis to enhance the architectural status of the building, eg. Gothic pointed windows with tracery at the churches and halls, Classical detailing at the former Corn Exchange, segmental arches at the

Infirmary, Romanesque at St Aidan's House, bows and bays at the Police Station, plenty of stained and leaded



glass on many pubs, relevant motifs at the Freemason's Hall on Wallace Green, and neat segmental arched openings at the former chapel on Chapel Street. Several pub and retail premises have large first floor windows, designed to let light into function rooms or showrooms (eg. Kings Head PH, Nos.56-58 Castlegate, Nos.42 and 53-55 Marygate and even – chunkily – at Boots on Marygate). Dewar's Lane Granary has small square regimented windows indicating its historic commercial nature, many with joinery in place, whilst the warehouse between Anderson Court and Silver Street also has at least one surviving timber grille over a window, evocative of its former storehouse use. The Pier Road maltings also have characteristically small windows.

Windows in more recent development have not always followed these principles, eg. arbitrarily applied quoins in Parade School Mews, inelegant square hardwood bays at Cleet Court, few traditional window openings in new development on Walkergate and Golden Square.

5.2.7 Shopfronts



Traditional shopfronts are key to the character of many of the area's main streets, some elegant, some more simple

Shopfronts define large parts of the conservation area, concentrated in four sub-areas – **Castlegate / Station, Marygate / Walkergate / Chapel Street, Bridge Street and Sandgate / Hide Hill / Church Street**. The highest concentrations are on Marygate and Bridge Street, the principal shopping streets of the traditional, densely-packed town centre. Many are modern commercial shopfronts from the late twentieth century but a good stock of traditional nineteenth century shopfronts survives too, some purpose built, some inserted into earlier buildings. Many have stone pilasters between which shop windows and doors are inserted (eg. Youngman at No.127 Marygate), whilst others have complete timber ground floor features (eg. Wm Cowe & Sons at No.64 Bridge Street). The best are designed in harmony with the rest of the building.

Surviving historic shopfronts are traditional timber features along Classical lines – tall shop windows above masonry or





timber stall-risers, framed by pilasters and carved brackets, and topped with an entablature of architrave, fascia (containing signage and often relatively narrow) and cornice on top. The variety and craftsmanship in Berwick's shopfronts is high. Some are simply detailed with a robust appearance (eg. Government Surplus Store at No.38 West Street). Others have fine decorative joinery enhanced by individualistic features such as moulded iron support columns, recessed doorways (some with outer timber shutters or collapsible metal grilles), tiled or terrazzo thresholds, curved glass

and copious varied decorative beaded toplights.

Some of the best are on Bridge Street and West Street. Here, robust, high quality timber shopfronts are enlivened with a wide variety of features including enlarged or florid brackets, iron cresting, decorative timber signs, metal stallriser and high



The quality and detail of shopfronts in the Citadel and the Station / Castlegate Sub-Area is very high.



level vent grilles, canvas canopies, proprietary clocks, painted wall signs, and metal fascia hanging rails. Castlegate also has a fine collection of historic shopfronts, many comparable to those on Bridge Street, but interspersed with more functional, makeshift openings in masonry frontages.



Many shopfronts in and around Marygate still have traditional characteristics and some



Small shopfront details are important, as are good quality signs – even well-chosen contemporary signs can work in a lively, characterful street



historic fabric (such as the enormous stone brackets to WHSmith at No.75 Marygate), but most have been altered and modernised, particularly by deepening the fascia, increasing signage, widening windows, removing subdivisions, lowering



Some modern additions to traditional shopfronts intrude into the scene of some streets, but most streets have good collections of historic features. Above. recent replica addition, Hide Hill



or removing stallrisers, and replacing traditional materials with metal, plastic and concrete. Garish colour schemes spoil some entire groups. Some modernisations occurred early in the twentieth century and, although invasive, a few used high quality natural materials with some architectural flair (polished granite? at Nos.121-123 Marygate). More recently, a few good replica shopfronts

have been inserted (eg. UBS at No.10 Hide Hill, Vision Express at No.51 Marygate), but others are less successful, eg. by distorting the proportions of stallriser, window and fascia (eg. Greggs at No.26 Marygate), by disjoining the shopfront from the rest of the building (eg. No.8 and Nos.14-26 Church Street), or by using weak joinery detailing (eg. No.14 Hide Hill). External shutter boxes and shutters, whether 'concealed' by additional timber or not, detract from traditional shopfronts. Most of Hide Hill's comparatively few shopfronts are good quality, intact historic features. It is often applied fascias and signs on converted commercial premises on this business-led street that give it a more disjointed appearance. The unusual single storey showroom at No.55 has particularly striking shopfronts with exaggerated pilasters, decorative plasterwork, integral signage and clock, and moulded timber windows.



Unusual single storey showroom, No.55 Hide Hill



Most pubs adopt domestic window and door openings (eg. The Ravensdowne Hotel), but some have distinctive fronts like their retail neighbours. Two of the best are the dramatic glass funnel sweeping into The Brewer's Arms PH, Marygate, and



the decorative ironwork at The Brown Bear PH, Hide Hill.

Hide Hill's Hen & Chickens PH and Queen's Head PH, and The Cobbled Yard Hotel PH on Walkergate are more typical. High level period signage at The Castle PH is part of its special interest. Banks also tend to have domestic openings, but often to larger proportions and with additional masonry decoration (eg. Lloyds TSB at No.47 Hide Hill).



Some pubs have distinctive frontages with lots of detailing

Some shops do not have traditional shopfronts, trading instead from domestic windows and doors. This is generally preferable to removing historic masonry and inserting a modern replica shopfront (eg. Blackburn & Price at No.12 Silver Street),

but can lead to enlarged windows (eg. Nos.44-48 Hide Hill). Similarly, where shops have changed use away from retail it is preferable to retain the shopfront, not only to protect its positive contribution to the street scene but also to avoid poorly matched replacement masonry and domestic windows (eg. Nos.3-5 Castlegate).

5.2.8 **Roofs**



A subtle variety in roof form, pitch, material and tone creates a diverse roofscape of great historic character

Roofs are important historic features in the conservation area, not least because topography and the Walls allow much of the roofscape to be clearly seen from above, and from

Tweedmouth and Spittal. Variations in roof form, pitch, materials and tone create a diverse roofscape of great historic character.



Traditional dual pitch roofs are used almost exclusively, but there is considerable variation in pitch, form and detail, with roofs often being used to add architectural flair to buildings. Older roofs tend to be steeper (eg. No.70 Church Street, Nos.14-16 Ness Street) and some betray their history with slight squints and quirks in shape,

particularly to the rear (eg. No.10 Quay Walls backing onto Drivers Lane). Blank gable-ends are characteristic but hips are also common, used to turn corners in grouped buildings (eg. Woolmarket to Church Street; No.23 Quay Walls, Well Close Square), on offshoots, and as a polite feature in later buildings (eg. in the schools, and most distinctively in the curved ends of Bridge Street). Many roofs have slightly swept or 'kicked' eaves, a distinctive historic form sometimes unfortunately ironed-out in later re-roofings (eg. No.1 Foul Ford).

These traditional dual pitched roofs have blank gable-ends (above middle and below) or neater hips (above right). Above left: swept eaves



The array of offshoots and outhouses in the backlands create lively and intricate rear roofscapes seen from within, from the Walls and glimpsed from some public spaces. As offshoots step progressively down from the main building, roofs with



varying lengths, pitches, heights and hips generate a layered scene of great historic integrity, enlivened by the variety in tone of the materials.

Landmark and institutional buildings usually have distinctive, shaped roof forms

Tumbling offshoot roofs create an intricate scene of slopes and materials, with good historic integrity

to illustrate their status, ranging from the simple but powerful hipped roof of the former chapel, Chapel Street, through the shallow corbelled roofscape of St Aidan's House, Palace Green, to the elaborate hips and gables of the municipal buildings, Wallace Green. The Barrack's heavy stepped gables are very distinctive (echoed on part of the Governor's House), as are the swept eaves of the former Pier Road maltings, the TA Hall's stout castellated tower, and the Playhouse's heavy moulded cornice and pediment. Spires at St Andrew's and St Mary's churches speak for themselves. Lead covers domes at the Police Station, former Corn Exchange and



Roofs on landmark and institutional buildings are often dramatic, distinctive and style-led. Below: parapets and turrets give commercial buildings status



a lift tower on Golden Square; slate covers turrets at the Infirmary and The Castle PH. The



former Corn Exchange, Nos.56-58 Castlegate and the Station have distinctive punched metal or stone parapets between masonry upstands protruding through the roofline. Some tall parapets obscure the roof from view (eg. Town Hall, Woolworths at Nos.78-80 Marygate, former cinema at Nos.19-21 Hide Hill). Some of the later pubs have gables to the street, making them stand out (eg. No.39 Bridge Street, The King's Head PH, Church Street, The Castle PH, Castlegate).



Most roofs are covered in one of two natural materials: clay pantiles or natural slate.

Interlocking clay pantiles are the traditional roofing material for the earliest buildings in the conservation area, a natural, traditionally hand-made product with quite wide variations in colour from deep browny-orange, through warm terracottas, to brighter salmon shades. Variations are from tile to tile as well as from roof to roof. Variety in tone, and the tiles' pronounced 's' shape produce a vibrant, lively roofscape with a rich, warm

texture. Clay pantile roofs are more conspicuous than slate ones, even though time and weather leave a distinct patina which adds

mossy tinges, duller tones, and greater visual texture across slopes. A traditional feature of clay pantile roofs is the use of slates for the bottom two or three 'easing' courses to allow easier construction and flow of water to gutters. Too many courses laid in this way can unbalance a roof's proportions.



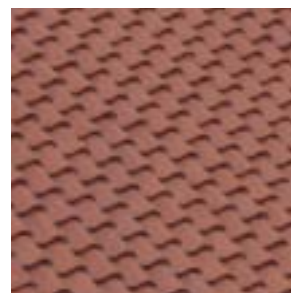
Pantiles give a warm, vernacular feel to older roofs

Westmorland slate also used. Scottish slate is rough and thick with strong dark grey and black shades, creating a visually recessive yet deeply textured appearance. As Scottish slates vary in size, they are usually laid in diminishing courses with larger slates at the eaves and smaller ones at the ridge. Westmorland slate, with its distinctive green tinges, is also laid in diminishing courses (eg. Main Guard).

Welsh slate is also rough-looking with slightly uneven edges, but is thinner and more regularly sized. It has subtle variations in shade and tone – often with blue or purple hints – which help define the richness and texture of the area's character. There are also one or two cases of red clay plain tiles, typical of the early twentieth century, flat and much smaller than pantiles (eg. King's Head PH, Church Street).



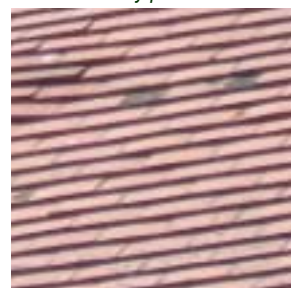
Natural Welsh or Scottish slate gives a deeply textured, yet visually recessive appearance



Above: Slate easing courses



*Above: Welsh slate.
Below: red clay plain tiles*



The visual contrast between pantiles and slate is high, so when seen en masse, particularly from the Walls, Tweedmouth or Spittal, a spirited patchwork roofscape is created. Both tile and slate are historic and appropriate to the architectural development of the area. Clay pantiles are the earlier indigenous covering; slate followed with the arrival of the railways from the mid-nineteenth century. The spread varies throughout the sub-areas, mainly by age and style. For example, the **Pier Road Sub-Area** is predominantly slate. In the **Remainder** there are concentrations of the different materials in groups: Castlegate and Tweed Street are mainly slate, Low Greens is mainly pantile (copied at Lord's Mount and Scott's / Ivy / Albert Place). In the **Citadel** there are concentrations of pantile in the oldest building groups (eg. around West Street / Eastern Lane, Ness Street, the top end of Church Street, Bridge Street), but pantiles are also seen on many of the late



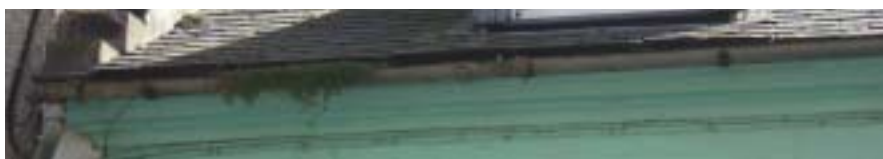
The visual contrast between pantiles and slate is high, particularly seen en masse from the bridges or Tweedmouth, creating a spirited patchwork roofscape



twentieth century additions (eg. Walkergate, Maltings Arts Centre, housing around Palace Green, Foul Ford and Cleet Court, additions to Golden Square and at Nos.82-90 Marygate). Slate dominates late eighteenth and nineteenth century clusters such as at Bridge End, Palace Green, Ravensdowne, St Andrews Place / Greenside Avenue / College Place, and institutional buildings in the **Parade / Wallace Green Sub-Area**. Marygate and Hide Hill appear to have the strongest mix of the two materials, demonstrating the intensity of their incremental development. In general, most vernacular buildings and many built before the 1850s are more accurately suited to clay pantiles, whilst most later Victorian and Edwardian buildings would be best suited to slate. This cannot be a hard and fast rule, however, and the aim should be to ensure an overall patchwork is preserved, best demonstrated by the Quay Walls scene. The least sensitive approach is to mix both on one building (unless accurately informed), harming architectural integrity.



Above left: Plain eaves with minimal overhang. Above right: Decorative eaves with heavy moulded stone cornice. (Both require simple maintenance to clear the gutters to prevent damp)



Various typical eaves types, some decorative, some more simple

Eaves are one of two types. The simplest are flat timber boards with a minimal overhang, a few with simple stone corbels. Most, however, have more ornate moulded stone cornices to widely varying designs (eg. No.92 Marygate), some with parapets (eg. Nos.1-5 Castlegate, Governor's House) others with dentils or other detailing (eg. St Mary's Place / Nos.4-8 Castlegate). Verges are mostly plain but there are several examples of crow-steps, characteristic of Scottish architecture and found here in both original (eg.No.8 Church St, No.41 Bridge St) and revival form (eg. Bankhill, No.1 Bridge End). The 1745 'Prospect' depicts many crow-step gables (see p26). There are also several ghosts of original crow-steps on



Distinctive volute scrolled kneelers are common

blank gables indicating lost or altered buildings (eg. No.18 Eastern Lane). Seen more extensively in Tweedmouth, there are a few examples of distinctive large triangular verge blocks on older buildings (eg. rear of No.12 Ness Street and No.1 Palace Street East). Older verges re-built in brick are also seen (eg. No.20 Ness Street). Elsewhere, flat stone watertabling protrudes above the roof plane to divide roofs, particularly where roofs step down a slope. Much of this watertabling is



Left: Distinctively Scottish crow steps. Above middle: 'tumbled' brickwork. Above right: flat stone watertabling. Below: locally distinctive triangular verge blocks

finished with a distinctive volute scrolled kneeler found across the **Citadel** and very important to the distinctiveness of late eighteenth and nineteenth century buildings. Later Victorian ones often have flat or shaped kneeler blocks, some on commercial buildings exaggerated into large moulded brackets (eg. Nos.11-17 Castlegate). No.11 Railway Street and Nos.44-50 Tweed Street have unusual stone busts on kneelers and cornice. Timber bargeboards and eaves are distinctive of the turn of the twentieth century housing in the **Northumberland Avenue Sub-Area**. Ridges vary with the roof covering – pantile roofs tend to use clay half-pipes, slate ones have red or grey clay tiles, or lead rolls. Valleys are traditionally lead lined.



Timber bargeboards, eaves and verges define Northumberland Ave Sub-Area

Some newer roofs echo the conservation area's themes well (eg. Golden Square) whilst others are starkly out-of-place (eg. dominant flat roofs on Marygate at Boots (with intrusive netting) and the Co-op, plus the telephone exchange opposite Ivy Place). Concrete tiles are found peppered across the area, having replaced natural materials and are used on some late twentieth century new-build roofs. Concrete tiles do not have the variety or visual liveliness of clay pantile or natural slate, being standard in shape, size, texture and pattern, and usually a dull mid-brown colour. There are also one or two modern corrugated roofs (eg. Dewar's Lane Granary, and parts of the garages around Silver Street and Oil Mill Lane).



Flat roofs are not typical of the area

5.2.9 **Dormer Windows and Rooflights**

Attic space with daylight plays a part in the area's roofscape, several buildings having dormers and rooflights as part of the original design. Most, however, were designed with – and still have – uncluttered roofscapes, particularly to the front.



Typical dormer windows

The earliest dormers are catslide in form – a single pitched roof parallel to, but slightly shallower than, the main roof pitch (eg. Parade, No.9 Palace Street). Later original dormers are mainly small, vertically proportioned timber features protruding midway up the main roof slope, or from the wall head, which have curved or hipped pitched roofs typical of Victorian and Edwardian alterations (eg. Palace Street). An unusual steep mansard with dormers on a domestic building is at No.5 The Avenue. Daylight is also brought to some attic spaces with small gable-end windows (eg. No.17 Quay Walls, No.4 Palace Street East).



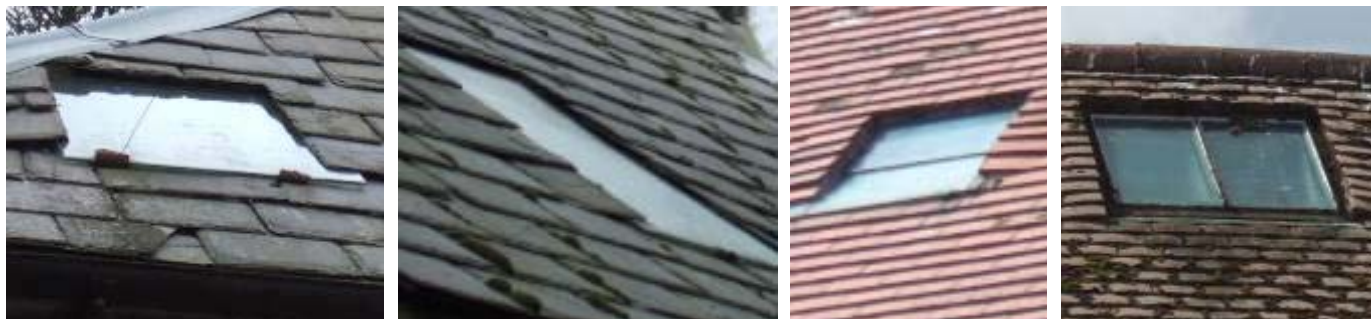
Left: large dormers, No.4 Quay Walls, influenced by the buildings former use. Right: Catslide dormer windows

Many commercial and institutional buildings use dormers to further animate their roofscapes, such as peaks at No.1 Bridge End, former Post Office, Woolmarket, and No.11 Wallace Green, the shaped dormers to Nos.60-62 Castlegate, and sandstone dormers to the former bank at No.61 Hide Hill. Dormers added along Marygate are generally modest, although two mansard roofs are prominent at Nos.53-57. A few historic stores have high level timber hoist housings (eg. rear of No.9 Quay Walls onto Drivers Lane, inventively replicated at No.4 Quay Walls).

Commercial buildings are often animated with dormers



The very low numbers of modern inserted dormers on front or rear roof slopes across most of the **Citadel** and **Remainder** is significant. The few dormers that have been introduced at a later date tend to be wide with a horizontal emphasis which do not preserve the vertical proportions of the windows below, introduce flat roofs into a roofscape dominated by slopes, and tend to dominate the host roof.



Traditional 'glass slate' rooflights are low-profile and blend into the roofscape

Rooflights are not a common feature of the area's architecture, but several original rooflights can be seen on rear slopes (eg. No.34 Marygate, Nos.1-3 Bridge Street, No.19 Wallace Green, the single storey commercial building on the corner of Northumberland Avenue and Castlegate). Again, relatively few have been introduced in any of the built sub-areas. Where they have been introduced, the least intrusive are to the rear or 'internal' slopes, are small, are positioned in line with windows below, and have low profile frames. The Chandlery's are quite intrusive in number, size and profile on such a prominent roof. Front slopes, and those to the rear or side where they would be visible, should be kept free of modern rooflights.

5.2.10 **Chimneys**



Chimneys make a strong contribution to roofscapes in all sub-areas

Chimneys are a recurrent traditional feature in the area, enlivening the roofscape considerably and adding to the authentic traditional built scene. Chimney dimensions can also be important to understanding the age of a building. Some of the largest, oldest chimneys are at the top end of Church Street, typical of the sturdy sizeable proportions of early features. In small red-brown brick, they often have battered sides and stretch across the depth of the building. Some also have squints and twists, revealing their age. Large older brick chimneys can also be seen in and around Palace Street, Bridge Street and Quay Walls, and are often prominent on rear slopes and offshoots where they add to the authentic backland scene.

Chimneys are a recurrent traditional feature in the area, enlivening the roofscape considerably and adding to the authentic traditional built scene. Chimney dimensions can also be important to understanding the age of a building.

Some of the largest, oldest chimneys are at the top end



Some of the oldest chimneys are on Church Street

Many other chimneys are small, square and sit at the ridge. Most have been re-built or added later in brick, some with decorative caps eg. Pier Road. Some of the smarter or later ones are in stone with shaped collars or caps, eg. Nos.1-5



Chimneys are often simple but some are enlivened with stone or brick detailing

Castlegate. The municipal buildings, Wallace Green, have a particularly dramatic display of Tudor Gothic chimneys bristling in nearby views from the Walls.



Municipal Buildings are defined by their chimneys. The Barracks' chimneys are particularly robust, and similar to those of the Governor's House (above right)

Regimented chimneys on the Barracks are equally prominent on its tall roofs. Northumberland Avenue's stone chimneys stretch deep across the ridge.

Several chimneys have been removed or lowered in height which blunts the liveliness of the roofscape and does nothing for the integrity of the historic building (eg. Nos.9-10 Sandgate). Others have been poorly rendered, over-pointed, or rebuilt in modern brick to smaller proportions, which also harms their contribution. Pots do survive on most.

Chimneys were not included in the design of many larger later commercial buildings (notably the later additions to Walkergate, Marygate and Golden Square), further harming their contribution to the conservation area. The same is true of much new housing, eg. off Brucegate, Cleet Court, Nos.2-10 Walkergate, and Parade School Mews where traditional designs would be enhanced with chimneys. Small stylised



Several chimneys have been lowered, are in poor repair, or have been rendered or over-pointed

chimneys are included in late twentieth century housing at Palace Green, and even at Nos.8-30 Woolmarket.



Many historic commercial buildings have distinctive roof vents instead of chimneys. Palace Green, Castlegate, Pier Road

One or two historic commercial buildings have large, long ridge vents which can be very descriptive of their history and character, eg. Maltings Arts Centre. The large square vent cowl atop the former Pier Road maltings' pyramidal roof is very distinctive, as is the large slatted vent on the dominant hipped roof of the single storey commercial building on the corner of Northumberland Avenue and Castlegate (a former auction market site). Modern roof vent tiles are peppered across the Chandlery's prominent roof, a poor detail which goes against the uncluttered nature of roofs in the area. Large modern metal vent cowls are also dotted in prominent places (eg. garage at Palace Street East).

5.2.1 **Rainwater Goods**



Rainwater goods including gutters, hoppers and downcomers (drainpipes) are not designed to be prominent features of most of the area's architecture. Many have been altered. Two general types exist according to the type of eaves on the building – simple features applied to eaves boards or simple eaves corbels, or smarter gutters concealed behind moulded stone cornices and lead or copper lined.

A few more decorative features can be seen on some commercial and institutional buildings, including square section downcomers, decorative brackets and moulded square or conical hoppers. Landmark and institutional buildings often have the most prominent features, eg. the Station, Nos.56-58 Castlegate, former Post Office, Woolmarket. Nos.1-3

Trinity Hall on Chapel Street have particularly decorative Arts & Crafts inspired hoppers and gutters. Cast iron is the traditional material; most are in other metals with some in plastic.



Commercial and landmark buildings often have high quality rainwater goods. Nos.56-58 Castlegate, former Post Office, Woolmarket, Nos.1-3 Trinity Hall, Chapel Street

5.3 **Contribution of Spaces**

As well as the single large open space – almost as large as the town itself – which defines the eastern un-built part of the conservation area, other open spaces make a surprisingly strong contribution to the character and appearance of the conservation area, although not always in a very obvious way. The main spaces in the conservation area are:

Citadel & Remainder

- Walls
- streets and paths
- backland and back gardens
- allotments
- front gardens
- parish churchyard
- parade ground and Barracks
- station and railway corridor
- other institutional grounds

Riverside Edge

- riverbank
- Quayside

Magdalen Fields

- Magdalen Fields

Four sub-areas are obviously defined by their spaces – **Parade / Wallace Green**, **Magdalen Fields**, **Riverbank**, and **Quayside**. Other spaces tend to be spread throughout the built parts of the conservation area, particularly the streets, paths, backland and gardens.

5.3.1 **Walls**



One of the main stretches of the Elizabethan Walls along the east side of the Citadel

The Walls are ever-present features in the townscape and their enormous dimensions make the wall-top walks – of which there is a complete circuit – important spaces in their own right, and one of the area's greatest assets. The Walls offer a splendid, ever-changing encounter with robust military infrastructure of all kinds, unlimited panoramas

of the town, coastal plain and estuary, intriguing changes in level, and – perhaps best of all – people 'walking the walls' for the sheer joy of it. With at least 12 access points onto the Walls from inside the town, the Walls can be walked in sections or, very satisfyingly, as a complete circuit.



The Walls on the eastern side of the town have their own dramatic character, including large numbers of mature trees



Character changes radically throughout their length, both at their foot and on top. Along the west stretch, they are so blocked in by later development that they all but disappear from consciousness, whilst the east and north stretches are on clear display as layer upon layer of vast earthworks into the fields beyond. Consequently, the contribution the Walls make is not only as structures in the landscape, but also as linear viewing platforms.

The biggest contribution of both Edwardian and Elizabethan Walls is as structures in the landscape. This is experienced from many sub-areas (the Walls tend to defy as well as define sub-area boundaries; see from page 42), but principally in **The Greenses, Magdalen Fields, Pier Road** and **Quayside Sub-Areas** (the latter considered from page 115). In the first two sub-areas, they are seen as colossal artificial landforms, rectilinear and angular in nature, and varying between battered stone ramparts, great grassed embankments and hidden scrubby mounds. Their sheer scale makes the detail difficult to interpret from the ground, particularly along the east stretch where multiple levels,





Details of the Walls are robust and simple, including signage, distinctive serpentine benches, gateways, and a metal fire beacon

ridges and banks weave along the length of the town. But en masse, their purpose is clear and their impact overwhelming. These lengths, from Meg's Mount round to King's Mount, are designed to be 'on display', with well-kept grass, tarmac paths, the odd cannon, and neat benches (the distinctive serpentine kind, their concrete rafts presumably more archaeologically acceptable than having them set in the ground) all contained by modest metal gates, railings and warning signs at the many ramped and stepped entrances along their length. These stretches also have many striking trees on the tops, their age indicating it was the Victorians who first began to 'modernise' their military inheritance and make it more picturesque.



This continued into the mid twentieth century, with the eastern 'dry-moat' between the Edwardian and Elizabethan walls being formalised as Flagstaff Park, a sheltered pocket park with trees south of Windmill Mount, and an informal football field north of it. A large metal beacon post sits atop the Walls at Windmill Mount. This green 'dry-



The dry moat is developed in places, including the cattle market car-park and Flagstaff Park

moat' setting stretches along the north length of the Elizabethan Walls until the Cumberland Bastion where a

more sheltered, accessible pocket of land became a nineteenth century cattle market. This is now a tarmac supermarket car-park, hard up against the Wall and too indifferent to its historic setting to fit in well.

The Edwardian Walls continue north through Magdalen Fields into **The Greenses** and **Northumberland Avenue Sub-Areas**, but here less defined remains survive. The spaces they create are characterised by grassy mounds and large indistinct



Remains of the Edwardian Walls in the Remainder are less distinct, but remnant stonework is important, including the Bell Tower and Lord's Mount Battery



earthworks rather than defined ditches and embankments. But remnant masonry, including walls, the sophisticated Lord's Mount and the landmark ruined Bell Tower, are important for their archaeological potential as well as their landscape presence. Less intact and 'presented', these Walls are still profound in their impact on the evolution of the townscape, but feel more overlooked in the growth of these sub-areas, parts having been enclosed for private use (eg. behind Magdalen Fields House's local rubble stone boundary walls) or consumed beneath later development (eg. schools and housing along Northumberland Avenue).



The western and southern stretches of the Walls have a more human scale and more overtly militaristic character

The western and southern stretches of the Elizabethan Walls are quite different, edging water and quayside, and creating a more human-scale scene. They are vertical masonry features here and the spaces they create are linear walks on their tops, the character of which can be split into three: an exposed engineered part between Meg's Mount and Berwick Bridge (see from page 112), the Quay Walls



The section from Saluting Battery to King's Mount is an attractive elevated walkway with trees, cannon, benches and views of the masonry Walls themselves

backing the Quayside (see page 115), and the river's edge from the Saluting

Battery to King's Mount. This last stretch, at the foot of the **Palace Green / Ravensdowne Sub-Area**, is one of the most attractive parts of the town, a polite, elevated walk of tarmac paths lined with grass and dappled in part by a thick tree canopy. The masonry Walls have an overt military character here with turrets, gun embrasures and stone-slab cannon platforms (one with cannon), whilst the angled line they follow creates exciting oblique glimpses of the scale of the walls beneath, as well as expansive signature views across the estuary (serpentine benches are inventively raised on timber platforms to allow this). There are several stretches of historic railings and handrails in this area, as well as some use of traditional setts, kerbs and cobbles, adding crucial authenticity to the scene.



Below the tall masonry walls at Ness Gate, a reclaimed corner of low lying river

bank is laid out as another tiny pocket park with ornamental trees, benches (some serpentine), historic railings and a delightful iron and timber shelter. This follows the same principle as other 'reclaimed' spaces in the lee of the Walls at Castle Dene (see from page 112) and around Windmill Mount (above).

Throughout the Walls (and other military sites including the barracks) are a series of War Department stones in walls and

piers, with letters and symbols which indicate ownership.

These are increasingly rare and, although some are conserved, others are weathered or vulnerable.



War Department boundary stones are found along this stretch of the Walls, rare and interesting

There are high level walks on medieval walls in other UK towns (eg. York, Chester), but none combines military and urban experiences with coastal, estuary and river gorge scenes like these. The range of extensive, highly distinctive spaces they add to the conservation area are truly unique. The contribution they make to views across and out of the conservation area is discussed from pages 15 and 55.

5.3.2 **Streets and Paths**

Streets make a strong contribution to character and appearance. Because of the super-block layout of the **Citadel** and some of the **Remainder**, and the relative lack of large, accessible open spaces in the built up part of the conservation area, streets are the main accessible open spaces, their impact all the greater for their tight enclosed linearity. Medieval origins are clear in their sinuous lines and varying widths, with curves, pinch-points and offsets along Castlegate, Marygate, Hide Hill, Ravensdowne and High and Low Greens dividing them up, and bringing built edges into view along their lengths.



Some streets' wider parts have character of their own – (clockwise from top left) Castlegate, Low Greens, Palace Green, The Avenue, Hide Hill, Palace St

Wider parts of these streets have developed their own distinctive presence. There are small triangles on Castlegate (with the town's rather glorious war memorial set in sandstone walls and railings), Low Greens (grass, trees, a feature coble, and inserted ornamental



seaside gardens) and Palace Street in the lee of the Walls (grass, trees and Lowry

trail easel). A military building, the Main Guard, once sat in Marygate's widest parts (now at Palace Street) and the wider parts of Hide Hill have steps from the pavement to the highway. Palace Green has the town's only urban square (formalised in the early nineteenth century), a green, tree-filled space with a sandstone plinth and historic and modern railings. This low density in the **Palace Green / Ravensdowne Sub-Area** is repeated at The Avenue on the other side of the Governor's House, a short and uncommonly wide street, formerly a rope walk and now partially grassed.

Despite its early origins, Bridge Street's narrow straightness and almost intact building line give it a strong sense of planned enclosure, emphasised by the various curved 'gateway' blocks at the corners of adjoining streets. Tweed Street is similar in concept (parallel to the main route to the north with a more 'back lane' feel) but is gently curved. Chapel Street and Walkergate, are also ostensibly similar to Bridge Street in concept, but have been blown open by holes in the development pattern and weakened corners.



Narrow routes are evidence of the medieval street layout, including West Street, Weddells Lane, Sallyport, Ness Street, and steps east from Ravensdowne

These main streets are counterbalanced by a series of narrower, tighter routes, very distinctive of the town's medieval origins and creating opportunities for pedestrian-scale exploration and discovery. West Street is the best example, a distinctive narrow, steep street closely edged on both sides and narrowing at either end. Eastern Lane was once similar, its lower, steep, dog-leg stretch retaining a quirky character that, on the upper levels, has been eroded by loss of the built edge. Several narrow streets are at the bottom of the **Sandgate / Hide Hill / Church Street and Palace Green / Ravensdowne Sub-Areas** – Silver Street, Waugh Square, Foul Ford, Oil Mill Lane and Weddells Lane all have the stimulating air of tight, behind-the-scenes alleyways with varied enclosure. At the other end of the Citadel, a similarly enclosed, pedestrian-scale route along St Andrews Place, Greenside Avenue and College Place has a striking edge created by the Elizabethan Walls, but alleys off it (Hatters Lane, Coxon's Lane) have had their tight enclosure eroded. The similar but more elevated Quay Walls is perhaps the

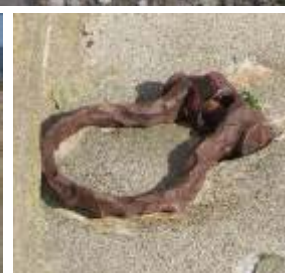
most characterful and coherent of the area's narrow pedestrian routes, enclosed on one side but strikingly open to the river to the east. Changes in level here generate intricate historic stepped routes. Several even smaller through-routes intensify this sense of intimate mystery in the Citadel, such as Crawford's Alley, the route south of No.92 Marygate, Dewar's Lane, Sallyport, and the route which has recently become known as Fisherman's Alley north of this. Like their larger counterparts, however, some have also been eroded at the edges and ends. The long, winding, narrow path (with round-nose stone steps) rising west on the line of Woolmarket from Ravensdowne to the Walls is also distinctive, defined here by its topography and the stone boundary walls that enclose it. Ness Street is one of the most evocative of the narrower streets, a tiny route squeezed with ancient cottages and with a tantalizingly blank view of the North Sea horizon framed through Ness Gate at the end.



Pleasant enclosed courtyard

The Greenses Sub-Area's short culs-de-sac do not have the spatial presence of the longer streets elsewhere, but several have their own distinctive, more village-like feel. The enclosure created by various courtyard groupings is very pleasant. Like other **Riverside Edge** routes, Pier Road is enclosed on one side and expansively open on the other, its dominant linearity continued onto the pier itself and out into the sea. One or two historic setted slips flank the solid quayside edge and, as in the **Riverbank Sub-Area**, a sandstone and metal drinking fountain sits at the foot of the bank.

The Pier itself is a long, hefty piece of stone and concrete engineering, weathered and rugged in the face of the North Sea onslaught, but sufficiently human-scale to provide an invigorating walk to the lighthouse at the end (outside the conservation area boundary). There are several weathered mooring rings here.



Pier Road is dramatically open on one side, and has remnant historic features and surfaces





Gateways through the Walls are potent reminders of the defensive nature of the town's history, and are often a focus for rich historic surfaces and furniture

As would be expected of a walled town, gateways are a distinctive feature of the **Citadel's** streets and routes. The sharp enclosure provided by heavy masonry at Scots Gate, Cowport, Ness Gate and Shore Gate emphasises the restricted pattern of growth the town has coped with over the centuries. This sense of blockade is heightened where the eye expects a gate but is confronted by blunt Wall barriers, at the end of Wallace Green, The Avenue and Hatter's Lane. All four gateways provide enticing glimpses of the world beyond, the scene through Cow, Ness and Shore Gates very different from that within. Other potent tunnels have been forced underneath Quay Walls, whilst on Coxon's Lane and Palace Street, the route is ramped up to meet the wall tops. A path through the north west corner of the Edwardian Walls in the **Remainder** has a similar gateway effect.



Historic setts and cobbled surfaces – both original and re-laid – are found across the area, some in good condition, some not. Some survive under tarmac

Historic surfaces do feature in the area's streets although, in most, standard modern materials fail to reinforce the historic significance these spaces could have (eg. Hide Hill, Castlegate). Setts and cobbles are found in key locations across the area such as gateways through the Walls (including flat wheel tracks), carriage arch splays, along Castlegate's parking strip (where remnant tree wells are evident), in the narrower streets and alleys of the **Citadel** (eg. Oil Mill Lane,



Some historic surfaces have been poorly reinstated



Historic pavement surfaces survive too. Kerbs are often the only historic material left in a street.
Below: neat mosaic at Low Greens, and grass verges in the Northumberland Avenue Sub-Area

Weddells Lane, Anderson Court) and in several communal and private alleys (see from page 102). Some have been reinstated (eg. Palace Green, Foul Ford) whilst spots of eroded tarmac often reveal historic setts beneath. Some historic surfaces have been scarred by poorly reinstated trench works (eg. Oil Mill Lane). In places, historic materials are used, but on a whim rather than as a way of generating a traditional scene (eg. off Bridge Street, Waugh Square). A modest



compass mosaic is incorporated in path works at Lord's Mount. Beyond these, most roads are standard blacktop, but red tarmac is used on Hide Hill, visually scarred with patches of black. Throughout the area, road markings are minimal (a positive characteristic which emphasises the modest, medieval road layout), the most prominent areas being



Castlegate and a thorough covering of double-yellow lines on narrower streets. Pavements are tarmac, concrete or concrete flags, sometimes with small square setts as a feature. Most kerbs across the area are, however, natural stone, some with round-nosed or chamfered edges. Grass verges in the **Northumberland Avenue Sub-Area** emphasise its planned suburban layout.

Historic street furniture also makes a strong contribution (that on the Walls and Quayside discussed below) – the general level of ‘incident’ in the streets is high. Most street lighting is an insignificant mix of standard municipal metal features, many on buildings rather than posts (some historic and decorative, eg. No.64 Bridge Street). One or two historic lampposts have been converted to modern fittings (eg. Silver Street) and salvaged or replica Victoriana lampposts are used on the Quayside and Elizabethan Walls. New traditionally styled lampposts are at Scots Gate and the Station. Several similar styles of distinctive thin collared bollard are used across the area (eg. Parade, Main Guard, Ravensdowne, Ness Street, Bridge Street), sometimes striped in black and white. Stone and iron glinters (bumpers) are a common sight, important historic survivals frequently removed during modernisation. A distinctive serpentine design of nineteenth century iron



There is abundant historic street furniture including railings, a K6 phone box, several letter boxes and street signs and timber bench is found across the conservation area (and the two areas over the river). Other benches are an ad hoc mix of standard metal, concrete and timber features. There are



Drinking fountain, Castlegate

several VR and ER pillar and postboxes, plus a rare (faded) red K6 telephone box on Hide Hill. A large red granite drinking fountain is outside Scots Gate. Street nameplates are ad hoc – some historic ones survive including blue enamel; newer ones bear the Borough emblem. Chunky metal interpretation plaques to various designs are peppered across the area. Recently installed Lowry trail interpretation boards, some on robust easels, are a distinctive addition to several locations and an excellent way of interpreting the local scene.

Less distinctive features include standard black-and-gold or green-and-gold litterbins, orange or grey parking ticket machines, and standard pedestrian barriers and bus shelters. Highway, parking and pedestrian signage is random and ageing, including Victoriana fingerposts. Some road signs are so old they may have historic significance in their on right (eg. LOW BRIDGE at Ness Street). Because of the general lack of rear access and the tight development pattern, a spate of wheelie-bins afflicts parts of the streetscape, some being very prominent (eg. Berwick Bridge).



Glinters, both iron and stone, are also abundant – important reminders of the heavy traffic of a commercial and military past



Interpretation plaques and street signs, some historic in their own right, are important to the liveliness of the local scene

The most coherent collections of historic surfaces and furniture are found on the Quayside (see page 115) and on the Walls (see page 90),

influenced by English Heritage's management regimes. Quay Walls has a complete collection of original and restored sandstone flags, gulleys, steps, setted ramps, glinters, handrails, boundary railings, boundary walls with rounded copes, bollards and Victoriana lampposts. Modern railings atop the converted WC block at Berwick Bridge are well designed. Marygate, West Street and Easter Wynd have recently been resurfaced in a comprehensive and restrained scheme of natural grey stone flags and setts of varying size, with locally-distinctive bollards and 'Northumberland lanterns' (a recent initiative to introduce a new vernacular street light design for the county).



Quay Walls has an impressive set of surfaces and furniture



Recent treatment of Marygate, West Street and Easter Wynd is neat and restrained, including 'Northumberland lanterns'

5.3.3 **Backland & Back Gardens**

The incremental development of the once 'hollow' super-blocks in the **Citadel** and the **Castlegate / Station Sub-Area** (see from page 44) has generated an intricate, largely private backland of yards and gardens tucked away behind the strong building frontages. Few make a great contribution to the visible character of the area but all are crucial to an understanding of its development history and layout evolution. They also have potential archaeological significance having evolved from productive gardens and working yards. Some are reached only from the frontage building, others are off side alleys through arches or gates.



Extensive backland is in a variety of different forms, for example playgrounds, gardens and yards

They vary widely in size and character, from little more than tiny landlocked lightwells, to ad hoc parking, to forgotten backyards, to exclusive communal courtyards, to large domestic gardens. Other examples include large coherent yards on Bankhill, former school playgrounds on Palace Street and Palace Street East, and the formal forecourt to St Mary's & St Cuthbert's Church on Ravensdowne. In some backland areas there are separate outbuildings, stepped offshoots and strings of later buildings stretching back. Spaces such as those



Some linear yards have developed their own special character, particularly authentic and private

around Nos.58-60 and 66-68 Church Street, Nos.61-65 Ravensdowne and the route beneath No.3 Quay Walls (recently becoming known as Fisherman's Alley) are delightful and authentic private corners, surfaced in gravel, cobbles or stone flagged, and brimming with cottagey planting.



Most backlands are divided into an intricate pattern by historic yard walls, many containing important archaeological evidence of former use and development, as well as being characterful in their own right

Most of these yards and gardens are bound by high local rubble stone walls or adjoining outbuildings and

offshoots, and it is often this fabric that holds the secret to understanding the space's history. Plot boundaries and remnant historic fabric can contain a wealth of archaeological information in

the form of scars, joist holes, blocked openings, lintels, chimney breasts,





The most harmed backland areas detract from the area, mainly off Bridge Street, Eastern Lane and Chapel Street

fireplaces, patching and repairs to help understand the evolution of the backlands. Similar crucial evidence will exist just below the surface of many yards and gardens which have been adapted over the centuries. Some backland areas have lost this (eg. Hatters Lane), or have had it eroded away (eg. retained walls and façades at car-parks on Coxon's Lane, Weddells Lane and north side Chapel Street). Three of the worst eroded areas of backland are the comprehensive gaps off Chapel Street, Eastern Lane and Bridge Street. Here, to a greater or lesser degree, large areas have been wiped clean of their historic development pattern, layout and fabric to leave fragmented and

uncommonly large expanses of modernised backland with incoherent surfacing, layout and buildings. Mostly put over to parking, parts are edged only by functional backs of modern buildings. They are distinctly uninspiring spaces not worthy of their central location in the heart of the Citadel, but each does have positive characteristics (not least several attractive buildings such as the Maltings and Dewar's Lane granary) and there is considerable potential to repair the development pattern here, recreate something of a traditional layout, and generate distinctive, accessible new spaces. This potential would be stronger if each space were notionally linked to the next, generating a second north-south corridor through the town from the Parade to the Quayside, parallel to Church Street and Hide Hill.

More prominent back yards and gardens include those where plots back onto streets. Railway Street has a series of high-walled yards backing onto it, as do Palace Street and Palace Green where coach houses and outbuildings create a practical historic edge. This is eroded where demolished boundary walls leave



Other inserted car-parks are similarly invasive but some have at least retained remnant walls of lost buildings as features



Most back gardens which back onto streets are concealed by stone boundary walls, often brimming with foliage. A few are on full display

intrusive gaps. The reverse of this is experienced on the Walls at Coxon Tower where prominent back gardens to houses facing Palace Street are on proud display, bound by modest timber fences and railings. No.3-8 Pier Road's back gardens are also particularly prominent at Ness Gate.



In the **Palace Green / Ravensdowne Sub-Area**, a swathe of large prominent private gardens provides an arc of contained landscape just inside the east Walls, from the parish church to the Governor's House (including the allotments, see next section).



A deep swathe of thick green back gardens runs along the inside of the east range of Walls. Above: The garden to the Governor's House is part of this, though has had its greenness depleted by incremental development



Some are linked to houses, others seemingly distinct, but most have a heavy green and tree-filled character, spilling over the top of tall local rubble stone boundary walls, which is particularly prominent from this stretch of the Walls making a significant green link between the **Citadel** and

Magdalen Fields. The large garden to the Governor's House once had a similar green character as formal grounds but, like several other backland areas, this has been eroded by successive changes of use, alterations to layout and gradual insertion of outbuildings. It remains, however, a low density plot which retains the character of open backland with inserted buildings. Intensifying this layout to

reflect, for example, Cleet Court or Lord's Mount would contradict its garden origins and would not reflect the heavy green nature of the other large garden plots in this sub-area. Tweed Street in the **Castlegate / Station Sub-Area** has a similar, though slightly less prominent set of back gardens facing outwards, partially concealed by the tree-filled riverbank.



Greenses Sub-Area has neat, attractive courtyards. N'land Avenue Sub-Area has planned back yards off back lanes



Some backlands in **The Greenses Sub-Areas** have similar characteristics (eg. north side of High Greens, Low Greens, Scots Place, Ivy Place, Well Close Square), but historically far less land here developed an intricate landlocked backland character. Backyards in the later short terraces in this sub-area are neat traditional features with stone or brick boundary walls. Those in the **Northumberland Avenue Sub-Area** have stone dividing walls with many inserted garages.

5.3.4 **Allotments**

Filling a large, irregular plot of land above Ravensdowne in the **Palace Green / Ravensdowne Sub-Area**, the allotments are one of the more stimulating open spaces in the conservation area, and one of only two large open green spaces inside the Citadel (the other being the parish churchyard). They form an integral part of the arc of green space along the east side of the Citadel.



The allotments off Ravensdowne are a lively, undulating place in a dramatic elevated setting

Shown laid out as productive ground on Fuller's 1799 plan, and as a bowling green on the 1882 plan (surely an ambitious use for such an undulating site?), the space has barely ever been developed. However, intriguing remnants of two former land uses do survive here, partly beneath the poly-tunnels and potatoes. Off Ravensdowne itself are the blank rubble stone walls of subterranean ice-houses, evidently quite large structures once so important to the commerce of the town, and now interesting and eye-





Historic ice houses and possibly a rope works (running in a long ridge) hide beneath the allotments

catching industrial archaeology on the street, the overhanging trees giving some indication of the activity above. Possibly more important is the linear feature running as a straight ridge beneath the allotments eastwards from Ravensdowne, the remnant of a ropeworks marked on plans from 1822 to 1920. Its survival and condition are not discernible from the ground but, due to their odd proportions, ropeworks as built structures are now uncommon (Hexham has a rare standing example), and more should be understood about this apparent survival.

The allotments themselves are on an elevated, powerfully undulating site surrounded by an almost complete circuit of local rubble stone walls with jagged copes. Informally terraced to counter the slopes, subdivided, and peppered with sheds, the intensity of use here reflects the density of the town's development pattern – not everyone who would like their own garden has one. The allotments are on

clear display from the Wall-top walks and their intricacy is in quite unexpected contrast to the giant, blank spaces of the Walls and fields beyond. With a largely clear horizon filtered by trees at King's Mount, and stunning elevated views across to Spittal, this is a visually stimulating space, and surely a most motivating – and challenging – place to garden.

5.3.5 **Front Gardens**

In a conservation area characterised by back-of-pavement layouts, front gardens are rare and, where they are found, they tend to be small and later. The highest concentrations are in the **Northumberland Avenue, Palace Green / Ravensdowne** and **Pier Road Sub-Areas**. Front boundary treatments, however, are often found even where there is no garden.



Northumberland Avenue Sub-Area has small, neat front gardens

Northumberland Avenue Sub-Area's character is defined by its late nineteenth century suburban terraced housing, laid out with front gardens bound by low stone boundary walls, some with modern railings, others with clipped hedges. Typical of the period, these gardens significantly enliven the street scene and help link the area to rich garden layouts found beyond the conservation area to the north and west. Ornamental trees, shrubs and perennials are joined

by seasonal bedding to create attractive displays. In **The Greenses Sub-Area**, several inserted developments have introduced front gardens.



Other prominent collections of gardens are in the **Palace Green / Ravensdowne** and **Pier Road Sub-Areas**. These include Nos.2-26 Ravensdowne (typical Georgian front gardens with stepped stone boundary walls and some restored railings), The Lions, and terraces on Pier Road (Nos.3-8 have neat triangular stone copes, plus Devon Terrace and Coastguard Cottages). Some of the larger villas on Ravensdowne also have large front gardens (eg. Nos.51-55a), but mostly behind tall local rubble stone boundary walls with emphasised gateways. Uncharacteristically exposed front gardens are left at Nos.8-42

Front gardens are mainly in the Palace Green / Ravensdowne and Pier Road Sub-Areas. Some are behind tall walls, others are exposed and well kept



Woolmarket and Nos.23-29 Ravensdowne. At Palace Green, map evidence suggests most of those on the west side were only formalised by twentieth century redevelopment. Boundary railings around basement lightwells are a feature of the **Quayside Sub-Area** (and also Bay Terrace) which is dominated by multi-level buildings.

Small front gardens are a feature of several institutional buildings in the **Citadel**, a modest statement of status where a larger setting is not possible, eg. the former military hospital at Nos.67-69 Ravensdowne, the Community Association on Ravensdowne (with a prominent tree), the Salvation Army hall on Church Street



and former chapel on Chapel Street (neither now laid out as gardens), and the council offices and St Andrew's church on Wallace Green.

Some landmark and institutional buildings have front gardens to add status to their position in the street

Even in back-of-pavement houses, the odd doorstep pot or tub is not uncommon, contributing greatly to the appealing street scene.

5.3.6 **Parish Churchyard**



Although common in form – a grassed yard filled with gravestones and trees – Berwick's parish churchyard will always be one of the more striking spaces in a conservation area not characterised by its tree cover. The large rectangular space stands out in aerial photographs for the number and maturity of its trees which not only conceal the tower-less church when in leaf, but also make a striking backdrop to both the Parade and this part of the Walls. The space is largely flat ground at the top end of the town's topography in the **Parade / Wallace Green Sub-Area**, but still sits well below the Walls outside – only tree crowns, lop-sided by the wind, rise above.



Within its local rubble stone boundary walls, topped with rounded copes, is a gentle scene full of standing gravestones and altar-tombs, most in local stone richly stained with moss and lichen. Many are simple, some are particularly ornate (often to a Classical theme), demonstrating the past wealth and grandeur of the parish's historical figures. Paths encircle the church and lead off to small unmarked gates in the seaward walls. The main gateway is a smart Baroque sandstone feature with tall rusticated pillars (inscribed), stylized pineapple finials, an overthrow lantern, and replica metal gates and railings either side.

When in leaf, the yard can almost overpower the church, making discovery of its delights all the more exciting. It is a rare pocket of rich green seclusion in the town, as well as being crucial to understanding its history and growth.

5.3.7 **Parade Ground and Barracks**

The parade ground in the **Parade / Wallace Green Sub-Area** is the largest grey open space in the **Citadel** and, unfortunately for this reason, it is – and looks like – a car-park. It is, however, crucial to understanding Berwick's history and, like the Barracks and Walls which overlook it, an integral part of its military legacy. Maps



The Parade Ground has more potential than currently recognised. The rest provides a fine green setting to the Barracks

show the parade ground was once only the linear strip from the Barracks to Church Street, only as wide as it is in front of the Barracks (see Wood, 1822); the part to the north by St Andrew's appears not to have been an integral then. This is now reversed, with a square tarmac car-park on Church Street, and a grass strip in front of the Barracks.

The car-park is neat, but standard and municipal. Its north edge is cleverly defined by a row of (rusting) bollards, but its south and east edges have fussy layered concrete kerbs and granite setts, the setts failing to generate traditional character. Uncoordinated signs, lights, bins and a ticket machine are cluttered. Young ornamental trees add something along the east edge, but conflict with the space's historical military origins and intrude into views across the space towards historic buildings. The grassed area outside the barracks (also historically inaccurate as a surface) has more appeal, lifted by



the powerful presence of the Barracks and Walls themselves. A sentry box and two cannon add real flavour, marking the entrance to the town's principal military tourist site. The road and paths are, however, no more than standard blacktop.



In contrast, the hard-surfaced square inside the Barracks is a very evocative space, blank but for regimented cannon, and with a real feeling of living history just below the surface. This hints at the great potential that there is for the parade ground outside, and demonstrates how it is not currently fulfilling its role as the key civic space with distinctive character in this



institutional precinct at the top end of the town.

Although away from the town centre, the parade ground is significant for its size, military origins and its potential as a gathering place. Various events occasionally bring it to

The Barracks provides is an evocative place with living history just below the surface

life, adding special local interest to enjoyment and understanding, and it is certainly true that the space works best when not filled with parked cars.

The parade ground is a remarkable space in a town dominated by a tight medieval development pattern. It is one of the few spaces in the **Citadel** which does not feel like an unintentional gap. It is planned and formal, and its proportions, its low



density 'precinct' setting, its fine endowment of historic buildings at the edges, and a generous complement of surrounding trees, all give it great status. But it falls short of being an imposing piazza due to its fragmented layout and current car-park use.

There is therefore a real opportunity

for an innovative approach which could create a striking landmark place.

5.3.8 **Station & Railway Corridor**

The large plaque above the covered steps down to the station platforms creates high expectations as to the significance of the space in which they sit – the site of the town's medieval castle at the top of the **Castlegate / Station Sub-Area**.

Unfortunately, the reality fails to deliver, the station corridor being a standard functional space with fences, gantries, compounds and a metal box road bridge overhead. The surviving castle walls opposite the north-bound platform sit



The surviving castle walls are compromised by their setting

isolated in a far from fitting setting and, although heavy and substantial, are tantalizingly out of reach. Similarly, the spectacular Royal Border Bridge is out of view from within the station. Both, however, make a significant contribution to the river banks (see below).



The station car-park is neat with sandstone retaining walls, but the highway engineering is dominant

The Station car-park, recently created from former sidings and yards, provides a modern function as well as a welcoming gateway to the conservation area. It is impossible to overlook the highway engineering here, but the neat use of

traditional materials lifts the space and its most prominent feature, a tall pink sandstone retaining wall below Railway Street (ashlar despite older walls being rock-faced), will soon mellow to fit in with its surroundings. The large red sandstone pillars with iron lamp holders at the ramped entrance are particularly striking features.

5.3.9 **Other Institutional Grounds**



The station car-park is neat with sandstone retaining walls, but the highway engineering is dominant



The contribution made by other institutional grounds is not high. The two schools and hospital in **The Greenses** and **Northumberland**

Avenue Sub-Areas have pleasant but ordinary open spaces around them. The hospital's stone boundary walls are important, but lack supporting tree planting to soften the later additions to the site. There is much car-parking and no formal gardens, but the statue to Dr Phillip Maclagan is a fine addition, not now in its original location. Berwick County Middle School's grounds have the usual attractive post-war entrance gardens which have become somewhat obscured by later additions to the site, but good boundary fencing is well reinforced with planting. Berwick Holy Trinity School's grounds comprise uninspiring tarmac and a bare playing field where boundary planting would soften the edges.

5.3.10 **Riverbank**

Like the Goody Patchy in Tweedmouth on the opposite side of the river, the steepest parts of the riverbank are undeveloped, filled instead with trees



and, in this case, ornamental parks. This linear strip outside the Walls, which fills the **Riverbank Sub-Area**, runs almost from Berwick Bridge to well beyond the conservation area to the north and west. The river's edge route is gentle and quiet, offset by the giant, close-at-hand drama of the Royal Tweed and Royal Border Bridges which create an unmistakable sense of place, and unmissable photo opportunities.



Riverbank at the south end is dominated by paths and the Royal Tweed Bridge (below). Right: Statue of Lady Jerningham

At the south end, the space is dominated by defence and road engineering at the Royal Tweed Bridge. Four linear routes run along the banks – Lover's Walk atop restored Walls at the foot of the slope, parallel Bankhill at the brow of the slope (which crosses the bridgehead),



and two criss-cross paths between them, one rising from Bridge Terrace to Meg's Mount, the other, with steps, from the bridgehead to the Rowing Club boathouse. Over the top of these strides the

Royal Tweed Bridge's vertical web of concrete struts, an energetic piece of engineering which, at such close quarters feels ominous and noisy as well as fascinating to study. This short stretch of riverside slope is a pleasant but busy municipal corridor (a shallower route from quayside to town than West Street) full with trees (some cleared in recent years), spring bulbs, ornamental beds, estate fencing, and an elegant white statue to Lady Jerningham halfway up Bankhill. There is also signage, bollard and litterbin clutter, and the space struggles to have the clarity and simplicity of, say, that outside Ness Gate.



Timber boat house nestles on the river bank



The riverside path is tranquil, leading to the powerful presence of the Royal Border Bridge



Further on, below Tweed Street and Meg's Mount, the scene is more tranquil. The steeper banks are impenetrably thick with maturing trees and undergrowth. A narrow blacktop path on a concrete and stone-edged retaining wall creates a pleasant route beside the mud and shingle river banks, punctuated by several historic features. The jaunty black and white Rowing Club boathouse, with its square tower and cantilevered balcony (positively prominent in views across the river), is principal among them (a red clay plain tile roof is probably more suitable than corrugated metal). Further on, a stone chalybeate drinking fountain is in need of repair, and in the undergrowth above are more town wall remains. Next are the (overgrown and altered) splayed stone entrance walls and steps to the parks above whilst in the background, filtering the view ahead, is the looming Royal Border Bridge, its colossal vertical stone footings soaring skywards as the path passes beneath. As tree cover thins

The riverside path leads beneath the castle's White Wall, which climbs up the bankside towards the station



to scrub, the restored White Wall is visible stepping up the bank as the path passes through the rugged, well-weathered tunnels of the castle's remnant pink sandstone Water Tower at the river's edge.

At this north end, the banks around the site of the castle are laid out as ornamental parks, probably beginning as private villa grounds in the mid nineteenth century and now appropriated for a town not over-endowed with parks. Typical of the Victorian romantic approach to landscaping, Castle Vale Park, Castle Dene Park, Gillie's Braes and the park north of the Station capitalise on their dramatic landforms by incorporating historic features, and using winding paths, planted banks, specimen trees, beds, garden structures and opportune viewpoints. The park north of the Station benefits from stunning views west across the river and



Attractive parks on the bankside are in the Victorian tradition, with some modern features

east to the castle's White Wall; a contemporary bench is a prominent eye-catcher. Those south of the Station are much more secluded (steep stepped paths not for

the faint-hearted) and more tired in their appearance. A convoluted and cluttered mix of boundaries and gates at the top by the Station is anchored by large circular red sandstone pillars with coved cornices and domed caps.

5.3.11 **Quayside**

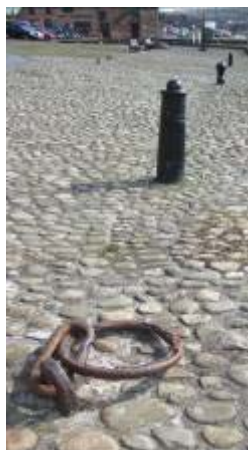


The Quayside (**Quayside Sub-Area**) is a broadly triangular piece of reclaimed land running along the **Riverside Edge** from Berwick Bridge to the Saluting Battery. It is backed by the high Quay Walls which are topped with a remarkable array of historic commercial and residential buildings built up against the inside face, and which open out onto the wall tops.

Although not now in use as a quay, the place has abundant evidence of its working past including a tiny sandstone harbour (the Little Harbour), a short timber slip, extensive historic cobbled, setted and flagged surfaces and kerbs, dockside furniture (steps, bollards, rings, railings, ladders,

anchor), chunky tunnels with studded timber doors to routes and stores beneath the Walls and Berwick Bridge, various remnant stone boundary





Copious historic furniture and surfaces survive on the Quayside, plus doorways and tunnels beneath the Walls



walls, and five or so surviving pink sandstone buildings. A few trees, serpentine benches and Victoriana lampposts have been added and, more recently, the river's retaining walls re-built with strong verticality. The collection of buildings behind the quayside itself demonstrates well the high quality approach to many of the

conservation area's buildings. With a pleasing irregularity in height, form, scale and orientation, the group displays architectural variety and flair based on solid historic roots, each individually strong in materials and detail.



This combination of first class buildings and authentic historic setting generates a scene of admirable integrity. Seen at an elevated angle from the three bridges,

Quay Walls and the Quayside create a remarkably coherent and visually stimulating scene with a great set-piece feel, a scene which is arguably one of the most distinctive of any town in the region.

As a space, the flat Quayside itself is unique in Berwick as the only part of the town outside the **Citadel** to have been developed hard up against the Walls. There are only four other locations where development outside the



The Quayside is hard up against the outside of the Citadel Walls

Elizabethan Walls gets close to them – Nos.3-8 Pier Road with domestic gardens banked up against King's Mount, Magdalen Fields' cricket pavilion and tennis courts east of King's Mount, No.1 Castlegate's long domestic garden next to Meg's Mount, and the supermarket car-park west of the Cumberland Bastion.

The latter is similar in basic form to the Quayside (a linear space with a working commercial history, hard up against the Walls), but has nothing of the extreme drama of the Quayside's location. In this respect, the Quayside has multiple roles.



The Quayside is one of the most prominent locations in the conservation area, and key to the relationship of the town with Tweedmouth, Spittal and the river

As well as an integral part of the Quay Walls picture, its low position outside the Walls gives it a firm connection to the river and estuary, and it provides the strongest visual link between Berwick and the topographically lower, flatter Tweedmouth and Spittal river banks. As a once-working waterside area, the Quayside is partly comparable to Tweed Dock although the current character of the latter is much larger in scale and more modern in character.



The remaining buildings are simple and have an overtly historic commercial nature



Historically Berwick's Quayside was colonised by a dozen or so small, narrow linear buildings, some built up against the Walls, some along the track south from Shore Gate into the widest part of the area, once taken up by a



shipbuilding yard with a long slip. By the mid twentieth century, much larger sheds had been added here. Only five modest historic building groups now survive – the restored and converted Chandlery, a two-storey mid-nineteenth century brick building at the Shore Gate, a three-storey stone store south of this, the Marlin Buildings at the south end (with a watch-house character plus the last surviving low linear building up against the Walls), and a small mid-twentieth century WC block at Berwick Bridge, sensitively converted to offices.



The southern half of the Quayside is a development opportunity, generating considerable anticipation about what is appropriate for such an important site

Today, the space can be divided roughly in two. The narrower northern part is presented as a characterful heritage destination, complete with interpretation and copious benches to pause and soak in the views. It is sufficiently well established to make development here seem rash. But the wider southern part – half inserted



car-park, half mothballed reclaimed land – is identified in the UDP as a major development site, and it is the 'temporarily blank'



character of the southern part of the Quayside which generates anticipation of how character and appearance should best be preserved or enhanced. In this respect, the southern half of the Quayside is perhaps a theatre stage, its handsome set in place but without, yet, confirmation of the players that will populate it, and the play they will create.

Whatever development is generated here must work with this well-established historic setting. Amongst other things, it should seek to complement rather than copy its setting; it should recognise its location outside the Walls on a plateau once characterised by functional pavilion buildings quite unlike the street-driven development pattern of the **Citadel**; it should respond to the distinct absence which currently characterises it; it should recognise firm connections south and west, and it should understand the magnetic potential of the place as a destination to rival its once bustling workplace character.

As well as being integral to a regionally distinctive set piece development, the Quayside is clearly also one of the most important development opportunities in the region, and one into which appropriate resources must be invested to bring forward development to rival the quality and sense of place of its surroundings.



5.3.1 **Magdalen Fields**



The Magdalen Fields (which almost fill the **Magdalen Fields Sub-Area**) are a not only a fine setting to the town and its Walls, but also interesting spaces in their own right worthy

of conservation area status. There is little recorded history about them, tending to be dismissed as the bit of Berwick that did not get built on. This is not a fair representation of the Fields which have a story to parallel the town. The area got its name from a hospital dedicated to St Mary Magdalen founded before 1296 and which lasted for about a hundred years. The hospital, which suffered war damage and was restored by Edward II, is thought to have been located to the north of Lord's Mount. Although the Fields were most likely in agricultural use during the early life of Berwick, they were commandeered for various defensive military schemes in the



One of the access routes into the Fields, and the coastguard watch tower

Medieval and Tudor periods. Huge ditches, sunken walkways and a coastal fort have disrupted the surface of the Fields ever since, to the confusion of military archaeologists. Their growing corporate ownership and communal use is suggested on Armstrong's map of 1769, where they are described as 'Town Fields'. In 1828, lime kilns are shown while, in 1852, the rocky outcrops at the edge were being worked in two quarries some way north of an area set aside for cricket, the Fields' first recorded recreational use. By 1897, the quarries were 'old' and by the 1920s, tennis courts, a 9-hole golf links, clubhouse, bowling green and cricket pavilion were all in place.

The Fields today are an expansive, bracing space, high on an exposed cliff-top, fully grassed and sculpted with undulations, earthworks and golf fairways. They also now have 'village green' status. Below are extensive and detailed geological rock formations on the shoreline, plus a flat grassed area of naturally reclaimed sandy land in the lee of the pier, with a distinctive open shelter, recently restored.



There are expansive views across the Fields and out to sea. Views back to the town are veiled by trees to the south but more open to the north. Views across to Spittal are punctuated by Pier Road chimneys

The most striking feature of the Fields is the deep, straight 'covert way' of 1565 dividing off the northern part at the Brass Bastion whilst, north of this, more subtle ridge and furrow field formations survive overlain by golf fairways. There are



Ridge and furrow formations in the north are very distinctive. In the middle of the Fields is the huge 'covert way' earthwork, part of the Edwardian Walls

several grass footpaths and one or two stepped routes cross the Fields, including a long cliff-edge path bound by post-and-wire or jockey rail fences. A single lane blacktop road runs from Cow Gate to the golf clubhouse and back via cliff-top WCs to Northumberland Avenue. There are four very small car-parks – at the north end by the WC block, at the golf clubhouse, at the bowling green, and east of the cricket field in the south.



Formal sports uses are important to the Fields' character – football, bowls and golf, plus cricket and tennis



The flatter cricket field at the south end has hard tennis courts and a cricket pavilion (of no special interest) sheltering below King's Mount. Also tucked in a corner, the bowling green at Cow Gate is surrounded by high local stone boundary walls with rounded copes (and a tall, uncharacteristic conifer hedge as a shield from the east). Within is a neat timber and slate pavilion, flagpole and well-kept ornamental gardens, very different from the scene outside. The mid-twentieth century ranch-style golf clubhouse sits quite exposed in the middle of the north part of the Fields, the minimal approach to timber bollards, flagpoles and signs emphasising today's balance between recreational use and historical interest. A small, blocky 1964 coastguard

tower sits on the cliff-top at the widest part of the Fields, prominent but well-sited for its use. It was recently restored and is used for its intended purpose by volunteers.

A few scattered trees seem to struggle in the exposed north part of the Fields. Two larger clumps of trees at Cow Gate and King's Mount make more significant contributions, but just as important is the connection between the Fields, the Walls, and the arc of extensive mature domestic gardens and allotments behind high local stone boundary walls in the **Palace Green / Ravensdowne Sub-Area** to the west. These gardens and allotments are some of the most prominent green open spaces in the conservation area and the rich, thick, well-treed, green boundary between them and the Walls and Fields indicates a crucial contrast between domesticated Citadel and rugged setting.

It is, however, because of the lack of visual containment around the other three sides of the Fields that such an exhilarating scene is created, serving as a green foil to the dramatic backdrop of Walls and North Sea.



5.4 Atmosphere



The conservation area's character is gained not only from the built fabric and spaces around it, but also the atmosphere they help create. The area's buildings and spaces generate particular types of social use which combine to create a stimulating mood and rhythm to the place – the pattern of everyday trade in shops and businesses, of exercising the dog or the legs along the riverside path, doing a





spot of gardening, visiting the Infirmary, church or pub, doing the school run, or calling in to the council offices. Added to this is the seasonal vibrancy provided by visitors, arriving by train, coach or car, visiting the Walls and Barracks, and exploring the wealth of shops and cafés catering for their captive audience. As a result, most of the conservation area has the vibrant feel of a bustling, hard-working historic town with plenty of historic character for locals and visitors alike to explore.

The public face of many buildings shows a degree of local 'ownership', with well-kept shopfronts, doorstep pots and well-tended gardens. This kind of subtle civic pride is precious, and a real advantage to be generated and nurtured. Due to the exposed riverside location in sight of the sea, the place is also heavily influenced by the weather. A cold, windy winter's morning picking up the paper from Castlegate can feel very different from a warm summer's afternoon striding across the Magdalen Fields with the golf clubs. As well as the usual town centre noise, more distinctive sounds add character to the scene including the river's often gentle sounds, the calls of the swans, ducks and gulls it brings, and the clatter of the Marygate market brings packed animation to the heart of the town on market days. A variety of maritime lights are drowned by the usual urban light pollution, but the topography does afford quite wide, clear views of the night sky, rare in built-up areas. Also at night, a few striking floodlighting schemes (eg. Town Hall, Royal Tweed Bridge) add theatrical character to the scene.





This busy atmosphere is compromised in the **Citadel** and parts of the **Remainder** by the volume of traffic. The intensity of town centre traffic, though partially controlled in recent years, is particularly prominent at Castlegate, Golden Square, Marygate, Hide Hill and Bridge Street.

5.5 **Loss, Intrusion & Damage**

5.5.1 **Neutral Areas**

Neutral areas are those which have a balance of positive and negative characteristics. The schools in the **Northumberland Avenue** and **Greenses Sub-Areas** are pleasant and contain historic buildings but, overall, do not have a well-rounded special local interest. The Lord's Mount development is neutral – its density and built form are well-suited to the sub-area but its prominent appearance over the top of the Edwardian Walls is not wholly comfortable in long views across Magdalen Fields, and its standard suburban layout is not distinctive. The motor vehicle showroom and garage at the former Border Brewery site on Silver Street is dominated by cars and commercial



The Lord's Mount development, and the motor vehicle showroom have neutral character

paraphernalia, but the site's historic buildings and some planting do keep control of its impact. Any further such development risks turning neutral areas into negative.

On balance, Marygate remains positive in its contribution to character, but twentieth century redevelopment has depleted its stock of historic buildings and left some with an over-dominant modern character. Its status as a key historic space, the Town Hall, and the recent traditional resurfacing save it, but great care should be taken to prevent it from sliding towards only a neutral contribution to the area.

5.5.2 **Negative Areas**

Negative parts of the conservation area are few. The most intrusive are the large areas of eroded backland off Chapel Street, Eastern Lane and Bridge Street, discussed from page 102, whilst a similarly negative scene is created by erosion of the medieval development pattern and insertion of uncharacteristic modern buildings at Walkergate and Woolmarket. The supermarkets here fail dramatically to generate any sense of place which relates to the rest of the conservation area – their layout, form, elevational treatment, materials and detailing are wholly out of keeping. The

Library struggles not to fall into the same category, its bulky, indifferent footprint and quickly-dated detailing making it stick out unnecessarily. Boots on Marygate is little better, the use of (inappropriate non-local) sandstone unable to disguise its bulky, top-heavy form. A small piece of new-build on the corner of Ravensdowne and Woolmarket does not respond to its location. The supermarket car-park at Castlegate, discussed from page 90, is also intrusive to the setting of the Walls.



Intrusive developments with a negative impact on local character (clockwise from top right): Woolmarket, Castlegate, Walkergate, Golden Square, Woolmarket, Walkergate, Chapel Street, Marygate, Walkergate



A few spaces are negative, including the Cattlemarket car-park and the various car-parks on Walkergate



5.5.3 **Spatial Change**

Rather than in the detail, some of the harm and intrusion in the conservation area is at a spatial, structural level, and this has been discussed above, eg. inserted or widened roads, twentieth century redevelopment, erosion of medieval super-block layout, etc. It is of great significance that much of the area's detailed character and appearance survives due to minimal modernisation of architectural features, thus raising the level of integrity despite problems at a structural layout level. There are, however, some parts where loss, intrusion or damage of detailed features and character have made an impact, discussed below.

5.5.4 **Incremental Change**

Gradual modernisation has seen several incremental changes to architectural features, detailing and materials, under two main themes:

- loss and replacement of original architectural details
- inappropriate designs, materials and methods for repairs, alterations and new work

Much of this has involved lower quality work, synthetic materials, and ill-informed or now-discredited approaches. The detailed variety in the architecture means that some change can be readily absorbed without too much harm, but some can be quite prominent, particularly where unsophisticated change is made to high quality architecture, or where modest architecture with a limited palette of natural materials and simple features makes modern change stand out. The attractively inconsistent balance created by the varied architecture in the area can be easily damaged through loss or alteration of features, materials or design intent. There is not, however, a sufficient accumulation of change here to have seriously weakened character and appearance in any part of the area, apart from those identified as neutral or negative above. Some changes took place before the conservation area was designated in 1970 and extended in 1988, but much will have taken place since then, having been given consent in less conservation-minded times, or the result of permitted development rights, ie. works which do not require planning permission.

It will be important to try to curtail the most harmful damage and loss. It would also be important to assess opportunities for reversing over time harmful changes to the architectural and historic qualities which give the area its distinctive character. Both would be more easily achieved with detailed guidance and



Windows and doors in particular suffer inappropriate alterations which harm architectural and historic character



incentives. Timely monitoring (and where needed enforcement) of these and other changes should take place to ensure accumulated change over time does not further weaken or erode special local architectural and historic interest.

5.5.5 **Loss and Replacement of Original Architectural Details**

Some original architectural features which helped define the special interest of the area have been lost incrementally over time. For example:

- Several enlarged or repositioned window, door and shopfront openings, which distort the architecture of the building and harm the basic consistency of these architectural features across the area.
- Some loss of original front doors, which have been replaced with a variety of modern timber doors in mock reproduction or modern styles, which can have an insubstantial appearance compared to traditional solid panelled features, or replaced in PVCu (with a similar negative effect to PVCu windows, see below).
- Some loss of original windows from unlisted buildings, replaced with either modern timber casements or with PVCu casements. Luckily for the area's character and appearance, this is not too common as an Article 4 Direction controls change of these features (see page 136). The effect which fenestration has on a building's character and appearance should not be underestimated. Even slight changes to details (such as glazing bar profile or width) can dramatically alter the character and appearance of a building. This can be true if one in a set of windows is changed or if it is repeated across a whole façade. The visual effect of modern materials and inaccurate designs is invariably jarring against a well-aged building in natural traditional materials. The success of PVCu windows which attempt to copy the design and proportions of traditional windows, depends on the width and profile of the frames. It is generally the case that PVCu frames are thicker and more angular than timber ones, and can not accurately incorporate details such as mouldings, horns, beading and stained glass. PVCu 'glazing bars' are often false strips superimposed onto glazing which have a flat, flimsy appearance. Neither does PVCu take on the patina of time like timber. The result will almost always harm character and appearance. The same is true of



Doors and shopfronts have suffered inappropriate alterations which harm architectural and historic character



'fake' sash windows (top-hung casements) which rarely reflect the particular style of the building. These and other modern window styles, including small top opening lights and those with horizontal proportions, often have clumsy, chunky proportions and are often placed flush with the face of the building, rather than being set back into an appropriate reveal, thus losing depth and shadow to the building's architecture.

- Several cases of historic shopfronts altered with deep fascias, and many cases of wholesale replacement with modern shopfronts, all of which are intrusive features detracting from architectural character and often visually dislocating the shopfront from the rest of the building above.
- Some loss of chimneys which have been removed, capped or dropped in height, harming the contribution they make to roofscape and horizon of the area.
- Notable replacement of iron rainwater goods (including hoppers and downcomers) with modern metal or plastic ones which will undoubtedly have involved the removal of decorative hoppers or brackets.

5.5.6 ***Inappropriate Designs, Methods and Materials***

There have been many cases of repairs, alterations and new work which have used designs, methods or materials which are inappropriate to the area's special local architectural and historic interest. Most of these are changes which have not required planning permission, although some will have received consent. For example:

- Several added and enlarged offshoots with widths, heights, forms, materials and detailing that do not reflect the main building and which harm the historic integrity of the built scene, and can erode the three-dimensional relationship between building and plot. Some of these will only be visible from within backland areas, but some are visible from public areas including the Walls.
- Several cases of cement render, pebbledash or masonry paint to main elevations, which conceals the historic stonework that defines the character of the area's buildings, and which can make individual buildings stand out visually to the detriment of a group (as well as possibly harming the fabric of the building in the long term).
- Many cases of painted sandstone detailing, particularly door and window surrounds, which destroys the rich historic



Poorly sited and designed extension. Render, paint and cladding conceal historic character



patina of time that characterises mature unpainted sandstone, which, depending on the use of colour, can give the building an over-elaborate appearance inappropriate for the area's often understated architecture, and which can make individual buildings stand out visually to the detriment of a group.

- Several cases of replacing natural slate with artificial slate (which are usually thinner with a flat, shiny appearance at odds with the rich texture of natural slate), of historic clay pantiles with modern pantiles (which are usually less visually textured and more bright in colour than historic ones) or the replacement of either slate or pantiles with concrete tiles (which are almost always wholly different in shape, size, texture, pattern and colour as well as often being heavier and so possibly causing the roof structure to sag in the long term).
- A few added dormer windows in wide, boxy designs with flat roofs, often placed eccentrically on the roof slope interrupting the simplicity of the area's roof forms.
- A few added Velux-style rooflights on front and other visible roof slopes which are larger and greater in number than traditional small metal rooflights or 'glass slates', and which are often placed eccentrically on the roof slope with no reference to the fenestration below, and which sit proud of the roof plain interrupting the simplicity of the roofscape.
- A few added porches which, depending on their size and detailed design, can stand out visually in the street and over-dominate the host building.

Other changes include:

- Addition of satellite dishes in arbitrary positions on principal elevations rather than attempting to site them more discreetly away from prominent view.
- Masonry repairs and alterations which use brick instead of stone or which use stone poorly matched in colour, size, texture or bond, leaving visual scarring on elevations.
- Poorly finished, badly matched or cement-heavy pointing which can significantly alter the appearance of stone buildings by making the pointing more visually prominent (as well as harming the fabric of the building in the long term).



Cement pointing makes stone erode faster; ribbon and smeared pointing are discredited; some masonry paint is too bright; artificial blockwork does not have the texture of nature stone



5.5.7 **Condition & Vacancy**

There are places where the deteriorating condition of buildings, or their known or suspected under-occupation could be putting historic fabric at risk. Declining historic fabric will eventually have an effect on character and appearance, whilst lack of use will harm the thriving atmosphere that also helps define it. Examples include vacancy or under-use of some shops and many more upper floors in the **Castlegate / Station, Bridge Street, Marygate / Walkergate / Chapel Street** and **Sandgate / Hide Hill / Church Street Sub-Areas**, vacancy at the Playhouse, St Aidan's House on Palace Street, and apparently long-term deterioration at isolated locations such as the Ravensdowne icehouses, Dewar's Lane Granary, No.76 Ravensdowne, and the former chapel on Chapel Street. Some of these have solutions in hand, others will need to be positively addressed to prevent harm to character and appearance in the short term.



Examples of vacancy problems at Playhouse, St Aidan's House, Dewar's Lane Granary, and a shop on Castlegate. Examples of condition problems at former chapel, Chapel Street, and a house on Ravensdowne



6 *Management Strategy*

6.1 *Introduction*

Change is an inevitable component of most conservation areas; the challenge is to manage change in ways which maintain and, if possible, strengthen an area's special qualities. The character of conservation areas is rarely static and is susceptible to incremental, as well as dramatic, change. Some areas are in a state of relative economic decline, and suffer from lack of investment. In others, the qualities that make conservation areas appealing also help to encourage over-investment and pressure for development in them. Strong positive management is essential if such pressure for change, which tends to alter the very character that made the areas attractive in the first place, is to be limited. It is necessary to strike a balance between pressure for change and conservation of character.

Proactively managing Berwick-upon-Tweed Conservation Area will therefore be an essential way of preserving and enhancing its character and appearance into the future. New English Heritage guidance suggests the following topics should be addressed when considering a management strategy for the area⁷:

- boundary review
- article 4 directions
- enforcement and monitoring change
- buildings at risk
- site specific design guidance or development briefs
- thematic policy guidance (eg. on windows or doors)
- enhancement opportunities
- trees and green spaces
- urban design and/or public realm
- regeneration issues
- decision making and community consultation
- available resources

These form threads running through the Management Strategy set out below.

⁷ *Guidance on the Management of Conservation Areas*, English Heritage, 2006

The value of completing the Management Strategy at the same time as the Character Appraisal, as here, is that the complex conservation relationships between the two themes – and between the three conservation areas at the mouth of the Tweed – can be dealt with in a comprehensive and coordinated way.

Berwick is the largest of the conservation areas and its present handsome character has been so determined by border warfare and river crossings through the ages as to make it a unique settlement in the UK and in Europe.

This Management Strategy sets in place guidance and policies to help protect, restore and enhance this unique character for the benefit and enjoyment of future generations of residents and visitors. The Management Strategy, like the Character Appraisal which precedes it should be actively used to understand and manage the area, and should be reviewed regularly, preferably every five years.

6.1.1 **Management Strategy Structure**

The temptation for any Management Strategy is to recommend the full range of possible conservation activities to be carried out, irrespective of the physical need, the cultural appropriateness or the availability of resources. On the other hand, by under-recommending, there is the danger of not providing sufficient vision to stimulate the public and community will to improve, to control, and to seek sufficient resources to give the conservation area a distinctive and sustainable future.

However, this Management Strategy for Berwick's conservation area avoids this dilemma by concentrating on the real needs and aspirations of the conservation area. These are to be found expressed as living conservation issues, from the four following main sources:

- Berwick-upon-Tweed Local Plan adopted 1999, the current statutory development plan which applies to Berwick Conservation Area,
- Berwick-upon-Tweed Conservation Area Character Appraisal, ie. the Part 1 of this document,
- The results of consultation with stakeholders and local people in preparation for production of this document by the Trust and the Council,
- Additional conservation issues highlighted by the professional expertise of the Trust as consultants engaged by the Council, using checklists of generic conservation operations it has devised.

The issues raised in this way, which are listed from page 159, are amalgamated into a single Working List in the next section, each then discussed in the body of the Management Strategy. This will ensure the Strategy is comprehensive and inspirational, yet tailored to the realities of Berwick today and tomorrow.

6.2 **Working List of Issues**

The conservation issues raised in this way have been amalgamated into a coherent series of issues and organised under three simple operational themes to provide the working structure of this Management Strategy. The issue numbers in brackets refer to the source lists from page 159.

6.2.1 **Operation 1: Identification & Protection**

- **1A** Importance of environmental wealth (P1, C1)
- **1B** Review of unsatisfactory boundaries (P4, P42, P43, P44, A1, N1)
- **1C** Increase protection of individual buildings (P19, A2, C9, C13)
- **1D** Permitted development rights / Article 4 Directions (P6, A5, A7, C17)
- **1E** Scheduled Monuments and areas of archaeological interest (P20, A3)
- **1F** Education and advice for owners (A6, C14)
- **1G** Retention of Spittal Point chimney (A16)
- **1H** Protection from the adverse effects of tourism (C33)
- **1I** Tree Preservation Orders (P18)
- **1J** Additional identification and protection issues

6.2.2 **Operation 2: Control Of Change**

- **2A** Controlling new development (P1, P2, P5, P7, A13, C8, C29)
- **2B** Flood threat to development (P3)
- **2C** Retail floorspace and shopfronts (P13, P14, P16, P38)
- **2D** Demolition (P8)
- **2E** Satellite dishes (P15, A10)
- **2F** Small scale renewable energy projects (P17)
- **2G** Castle Terrace area (P22)
- **2H** Development of Berwick Quay and Dewar's Lane (P23)
- **2I** Traffic congestion and parking (P24, P35, A8, C30)
- **2J** Partnership approach to the town centre (P33)
- **2K** Berwick Infirmary (P36)
- **2L** Upper floors use (P39)
- **2M** Roofscape (A14, C12)
- **2N** Agencies in the Planning Process (C2, C3, C4, C5, C7, C10)
- **2O** Impact of second or holiday homes (C6, C31)
- **2P** Holiday centre / caravan park (C32)
- **2Q** Formalised monitoring system (N2)
- **2R** Review (N3)
- **2S** Additional control issues

6.2.3 **Operation 3: Maintenance, Repair & Enhancement**

- **3A** General maintenance of the public realm (P10, A22, C25)
- **3B** Trees and incidental open spaces (A18, C19)
- **3C** Improve appearance and repair rundown and 'at risk' buildings (A4, C11)
- **3D** Enhancement of the railway environment (P12)
- **3E** Traffic calming and signals (P11, P26, P27, P28)
- **3F** Eastern Lane car park (P29)
- **3G** Bridge Street (P30)
- **3H** Improve signage and reduce clutter throughout (P32, A24, C23)
- **3I** Transshipment depot (P34)
- **3J** Wirescape (A9, C15)
- **3K** Gas pipes (C16)
- **3L** Restoration of the super-block development pattern (P9, A11, C22, N4)

- **3M** Gap sites (P40, A12, C24)
- **3N** Panoramic views (A15)
- **3O** Magdalen Fields (A17, C20)
- **3P** Castlegate upgrade (A19, C27)
- **3Q** Celebrate good new buildings and treatments (A20)
- **3R** Improve the northern entrance into the town (A21)
- **3S** Regenerate the backland (A25, C26)
- **3T** Town Hall – ground floor market (C18)
- **3U** Front gardens (C21)
- **3V** Limited resources (C28)
- **3W** Research, interpretation and promotion of the heritage (A26, C34)
- **3X** Enhance the Parade Ground to become a formal square (A27)
- **3Y** Additional maintenance/repair/enhancement issues

6.3 **Operation 1: Identification & Protection**

6.3.1 **Position**

The following heritage designations are found within the conservation area. For information on what these designations mean, go to www.english-heritage.org.uk.

3	Scheduled Ancient Monuments (covering extensive areas)
18	Grade I Listed Building entries
17	Grade II* Listed Building entries
213	Grade II Listed Building entries (covering many building groups)
1	Grade C Listed Building (old grade system – equiv to Grade II)
0	Historic Parks & Gardens
0	Historic Battlefields
0	Local List entries (the Council does not have a local list)
7	Tree Preservation Orders (covering a number of trees)
1	Article 4 Directions (covering a large number of buildings)
0	national Buildings At Risk
0	local Buildings At Risk (the Council does not have a local register)

Almost 75% of the buildings inside the **Citadel** are listed, as well as the Walls themselves, the pier and parts of the two listed bridges across the Tweed – Berwick Bridge and Royal Border Bridge (both Grade I). Scheduling coverage is also high.

6.3.2 **1A: Importance Of Environmental Wealth**

The environmental wealth to be sustained and enhanced by Local Plan Policy F1 includes the Borough's conservation areas, as part of its valuable human heritage.

This is a fundamental policy statement, and its significance should not be diluted in the emerging LDF Core Strategy. Policy F31, to which F1 refers, places the statement in the context of the borough's social and economic welfare, reflecting the fact that conservation areas are designed to manage change, not prevent it. It is important therefore to actively use the Character Appraisal and Management Strategy during the process of change towards social and economic sustainability.

Defining 'human heritage' to include conservation areas would help to strengthen the application of this policy in line with the passionate enthusiasm for built heritage that was evident in the consultation carried out for this Management Strategy.

6.3.3 **1B: Review Unsatisfactory Boundaries**

The original boundary was set on 6 August 1970, one of the earliest designations in the UK after the 1967 Civic Amenities Act made such designations possible. It included only the area contained within the Elizabethan Walls, and the Walls themselves, what at the time was described as "the entire central core of Berwick upon Tweed". This boundary lasted until 15 December 1988 when it was extended to include "the river, coastal and landscape setting of the historic town and the area within the Edwardian defences". This boundary has remained unchanged since.

The current boundary fails to include that section of the east bank of the Tweed gorge just above the Royal Border Bridge, running up from the river to Castle Terrace on its scarp. That is very much part of the panorama of Berwick from the south. In addition, not only is this terrace Berwick's finest Victorian/Edwardian suburb, but it is the site of the mediaeval village of Bondington, a recently discovered part of the history of Berwick. Extending the boundary to include Castle Terrace and the river bank below it would add protection to these assets.

However, any desirable local boundary extensions should be incorporated into an overall intention to extend conservation area coverage to the entire Tweed estuary, extending and conjoining Berwick, Tweedmouth and Spittal Conservation Areas. This could be achieved by creating just one big, estuary-wide conservation area but it would be more desirable to maintain the separate entities of the three settlements by extending the boundaries of each existing conservation areas to include their setting and zones of relationship with other areas. For example, Tweedmouth and Berwick Conservation Areas would share a common boundary along the centre of the river, and Tweedmouth and Spittal Conservation Areas would share a common boundary through the centre of the estuary. This would maintain the separate entities of the three settlements by retaining individual, but conjoined, conservation areas covering the man-made and natural heritage assets of this zone. This is a significant step towards holistic conservation planning for these areas that could be of great value to the Borough, reflecting the high regard that others have for the extraordinary environmental quality of Berwick estuary as a whole. Considering boundary change is recommended in this Strategy as an early flagship action.

6.3.4 **1C: Increased Protection For Individual Buildings**

Statutory Listing

Berwick borough's entries in the national statutory list of buildings of special architectural or historic interest are some of the oldest in the north east region and needs to be generally reviewed by English Heritage in order to secure the proper protection of the borough's historic assets.

Although Berwick town contains many listed buildings, the current listings still ignore some of its historic assets. More buildings are worthy of the status and

protection afforded by statutory listing. A survey was carried out by Grace McCombie for Northumberland County Council in 2003 as an overview of listed and potentially listable buildings in the majority of the conservation area.

Early discussions should be held with English Heritage with a view to adding such buildings to the list in advance of a general review of the borough's list entries (ie. spot-listing them), such a review to begin as soon as resources (including local community capacity) can be identified and certainly within three years.

Local List

The statutory list identifies those buildings with special architectural or historic interest at a national level. Many local authorities are now preparing lists of buildings important locally which, although without any statutory protection, can be considered material to any future planning considerations. Berwick borough does not yet have such a Local List.

The development of a Local List is usually run as an inclusive process with the community invited to make suggestions and a mixed panel of professionals and local representatives led by the Council put in place to refine the list. This process has the added value of encouraging local 'ownership' of the buildings on the list as well as usually attracting political support. A pilot scheme could initially be explored for the Tweedmouth or Spittal Conservation Areas, or a borough-wide initiative could be the most cost effective approach. Newcastle and Gateshead councils, who have recently set up their Local Lists, could be used as exemplars.

A Local List would be a positive step for the Council as it would help to bridge the protection gap between statutory listed and unlisted buildings, would help to enhance the relationships between local communities and the Council and would promote the importance of the historic environment at a local level.

Other Buildings That Make A Positive Contribution To The Conservation Area

Unlisted buildings which make a positive contribution to the character and appearance of a conservation area should be identified and recorded. Again, local capacity could be sought to help with this. English Heritage publish guidelines to help judge which buildings make a positive contribution, included here on page 159.

6.3.5 1D: Permitted Development Rights & Article 4 Directions

Berwick Conservation Area has had an Article 4 in force for 15 years. It covers all dwellinghouses within the conservation area, and controls the following operations:

- improvement or replacement of existing windows, doors and other openings in any elevation, or
- the creation of a new window, door or other opening in any elevation, or
- the erection of a porch outside any door.

In general, it has been successful in retaining the character of individual buildings and of historic quarters of the town. In spite of this, some consultees felt that there was still some erosion of residential character that had not been protected. The

character of some buildings had been affected by changes in window and door designs and material, particularly introducing PVCu, a material that is widely – and mistakenly – valued for its convenience and flexibility. As the operation of the Direction has probably not yet been reviewed, it is now time to do so throughout the conservation area. Capacity of local amenity societies could be used.

Other historic features that Berwick's principal streets have lost in the past are traditional shop fronts. In this case of change to retail buildings, planning permission is generally required for material changes and so sensitive change is often achievable by careful development control and competent use of design guidelines to assist both the developer and the planning department to achieve an appropriate treatment. Such guidelines are contained in Local Plan Appendix B and in a separate leaflet, *Shopfront Design Guide for Conservation Areas* but they will need to be revisited.

Several sites in the conservation area are in the control of agencies which are granted extensive permitted development rights under the Town & Country Planning (General Permitted Development) Order 1995, including the Infirmary and the Station. Exercising these rights has the potential to significantly affect the character and appearance of the conservation area in these locations.

Consequently, the future of such sites should be discussed through open and collaborative dialogue to understand and influence the right to develop in order to protect the conservation area. The possibility of using an Article 4(1) Direction to withdraw some of those rights should also be explored were it deemed necessary, which would require planning permission to be sought.

6.3.6 **1E: Scheduled Monuments & Areas Of Archaeological Interest**

Berwick contains three Scheduled Ancient Monuments covering the full circuit of Edwardian and Elizabethan Walls, their associated buildings and earthworks and the castle remains. To the confusion of many, part or all of these structures are also listed. Although the expected government White Paper following the on-going national Heritage Protection Review should sort out this confusion in the future, in the meantime, it would be appropriate to consult English Heritage on a review of the scheduling in the conservation area to see if there is a need to update it.

Also, wherever demolition for new development is to take place or where cleared land is to be disturbed for new development, archaeological investigations should be required under PPG 16, in order to take any opportunity to advance the knowledge of the history of the town.

6.3.7 **1F: Advice & Guidance For Owners**

The character appraisal and consultees recorded concern that some historic buildings were not always being properly maintained or cared for. The proper repair and pointing of stonework and the painting of stonework were of particular concern. Education and advice to owners is the way forward.

Nationally, more and more printed advice, information and guidance is becoming available for owners and developers of historic buildings and spaces. A combined search by the Council's Conservation Officer and local amenity groups could provide the basis for suitable literature and guidance to be published and kept up to date.

The real difficulty in smaller planning authorities such as Berwick Borough Council is to get hold of advice from the conservation officer that is tailored to particular owners and to particular buildings. Only an increase in conservation resources (hours per week) can make this valuable guidance more widely available.

One possible solution to the more efficient use of scarce resources such as these is for owners of historic buildings to form an interest group or club which then can receive information and guidance through talks and visits, to better understand and care for their own property. This can raise levels of information and awareness about historic buildings in their local communities.

6.3.8 **1G: Promotion Of The Value Of Heritage**

There are many ways of promoting the importance of our common heritage but they are always more effective if targeted, and if like-minded enthusiasts are prepared to help. There is plenty of support around from local and national heritage organisations, and there are ready-made campaigns which can be plugged into such as the current *History Matters: Pass It On* campaign. The target audience should be carefully considered to ensure the right message is sent. Designated Historic Environment Champions – both senior councillors and lead officers – can be responsible for exercising considerable influence in the interests of conservation areas. The regional Champions Club can provide more information and advice.

The assessment of the fascinating panoramic views available from Berwick in the character appraisal, indicated the value of the chimney at Spittal Point as a landmark in its own right and as marker of that powerful place where the estuary finally meets the sea. To lose such a marker would be a huge devaluation of one of Berwick's great panoramic assets. The chimney is currently protected from demolition by being in a conservation area but its retention should be secured by repair as part of a development of the Point and, possibly, also by scheduling too.

6.3.9 **1H: Protection From The Adverse Effects Of Tourism**

Concern was expressed by consultees that, although tourism should continue to be encouraged as an essential part of the economy of the town, places such as York and Chester suffer from the congestion and occasional commercial crudeness that can be the downside of tourism developments. Berwick clearly has yet to go some way down the line before it becomes damaged by the weight of visitors but a realistic tourist development programme needs to be evolved which is sensitive to these dangers. The best way to ensure this does not happen is to provide conservation and heritage input into the tourism development programme through the Borough's Conservation Officer.

6.3.10 **1I: Tree Preservation Orders (TPOs)**

Existing TPOs cover trees in Castle Terrace, along the river banks near the castle, in Palace Green and around the south-east sweep of the Elizabethan walls.

Although these existing Orders should be retained, the case for creating more on private land within the conservation area is not conclusive so further action on this should be taken in the future to define the need for more TPOs. Extending the boundaries of the conservation area further could re-activate this issue.

6.3.11 **1J: Additional Identification & Protection Issues**

The following are additional identification and protection issues which could be explored in the future:

- Boundary considerations
- Statutory protection:
 - listing of buildings
 - scheduling of monuments
 - TPOs
 - Article 4 Directions to protect traditional architectural features
- Non-statutory protection:
 - historic parks and gardens
 - historic battlefields
 - local list
 - other buildings which make a positive contribution to the conservation area.

6.4 **Operation 2: Control Of Change**

6.4.1 **Position**

An Article 4 Direction has been in operation for 15 years in Berwick, covering all dwellinghouses in the conservation area (see page 136). The conservation area is also subject to certain extra controls through specific policies in the Local Plan, adopted 1999, which are specific to conservation areas and to Berwick.

6.4.2 **2A: Controlling New Development In Conservation Areas**

There was very strong concern expressed in the consultation about new development in the conservation area. There were fears that the richness and quality in Berwick was being eroded by too wide a palette of designs, by buildings that are too big and poorly designed to fit into the character of the town. Others thought that some developments were not modern enough and that good modern design can fit in better than corporate or pastiche designs simply 'parachuted' in. There was also concern that the 'footprint' of modern development is so different in size and shape than in the past. In general, development and regeneration was welcomed but some of their products over the years were not liked, such as the supermarkets and associated car parking in Castlegate and Walkergate, and the library in Chapel Street.

Consultees were very conscious of the current heavy pressure for development in the town, particularly regarding Youngman's (Hide Hill), Governor's Garden (Palace

Green), the Maltings (Pier Road), the former Presbyterian chapel (Chapel Street), and the south end of the Quayside.

There was also strong support for the mooted principle of Concept Statements or, better still, Design or Development Briefs as a way of improving the chances of high quality development, arriving at early agreement with the community, and managing developer's aspirations and uncertainty.

The Local Plan set out that development anywhere in the borough should accord with its surroundings (Local Plan Policy F5) and that new development should protect the character and setting of conservation areas (Local Plan Policy F21); these are material to the approval of developments of this kind in this location.

These policies, especially Policy F21, would be strengthened by design guidance or stronger design codes on new development in conservation areas that was similar in status to existing shopfront design guidance in Local Plan Appendix B, preferably developed with the help and support of local amenity groups. This should also include a commitment to Design or Development Briefs, and to early partnership with the community in decision-making. This was a major issue in the consultation and therefore needs early attention.

6.4.3 **2B: Flood Threat To Development**

Because the conservation area lies alongside the tidal estuary of the Tweed, the banks are liable to flooding.

The Environment Agency provides plans of flood plains and assesses flooding risk. Local Plan Policy F16 addresses flood risk in relation to development, requiring that where development is proposed for at such risk areas, protective measures need to be built into the scheme. Such measures, which could include raising the development above potential flood levels, may adversely affect the character of the conservation area. This needs to be taken into consideration in deciding the position, layout and detailed design of new development.

6.4.4 **2C: Retail Floorspace & Shopfronts**

Local Plan Policy C35 seeks to concentrate shopping in the town centre as is appropriate at the focus of local transport systems and services, whilst Policy C31 excludes office uses from the ground floors of Marygate to preserve its status and character as the primary shopping area of the town.

The shopfront design guidance in the Local Plan and published in the Council's *Shopfront Design Guide for Conservation Areas* is positive but it will need to be reviewed to bring them up-to-date and to make them relevant to the historic areas they cover, as well as to increase their scope to include guidance on the conversion of shops to other uses. Such guides also need to be respected by owners and officials alike.

6.4.5 **2D: Demolition**

Local Plan Policy F24, in line with national conservation legislation, controls demolition in conservation areas and, in combination with demolition conditions on

new development, is an essential policy in safeguarding the character of conservation areas. Demolition of unlisted buildings in conservation areas has currently become an issue in Berwick with the current interest in redeveloping the former Presbyterian Middle Meeting House of 1756, which gave the name to Chapel Street on which it stands. National planning guidance in PPG15 should be rigorously applied to ensure proposals for demolishing unlisted buildings are suitably assessed in the light of the contribution they make to the character and appearance of the conservation area. Demolition of such buildings can become a highly emotive issue but such situations can be calmed by previous assessment of status for Statutory Listing, Local Listing and contribution to the conservation area as part of area-wide survey (see 1C above).

6.4.6 **2E: Satellite Dishes**

Consultation recorded concern that the thoughtless siting of satellite dishes and other equipment such as aerials on principal or other highly visible elevations and roof slopes. This was seen as damaging the appearance of the conservation area. Local Plan Policy C15 requires that the installation and nature of such dishes should not adversely affect the surrounding environment and that they be removed when redundant.

In Berwick therefore a rapid survey is needed to assess the extent of the problem, particularly in residential areas, and to explore solutions involving testing legality, encouraging relocation of prominent dishes and removal of redundant ones. The survey element could make use of local amenity group capacity, who could also assist with monitoring once improvement has been secured.

6.4.7 **2F: Small Scale Renewable Energy Projects**

Local Plan Policy C36 controls small scale energy production projects, and is remarkably forward looking in its nature. It anticipates the current Government-led encouragement to householders to consider renewable energy production on a domestic scale via solar panels and small wind turbines. This is not yet a significant issue in the conservation area but could become one in time.

Although sustainable energy production is to be welcomed as a general policy theme, specific policies need to be updated and refined with special reference to historic buildings and conservation areas, to ensure protection of their interests.

6.4.8 **2G: Castle Terrace Area**

In order to sustain a stock of large detached or semi-detached houses set in substantial grounds, Local Plan Policy S30 resists the subdivision of existing houses and gardens to provide additional residential development. Not only do these houses provide a necessary variety in the housing stock, they are of high townscape quality in a river bank area of high environmental quality too. This policy would be strengthened by including Castle Terrace area within Berwick Conservation Area, as suggested under 1B above.

6.4.9 **2H: Development of Berwick Quay & Dewar's Lane**

Context for the development of both these sites are given in Local Plan Policy W34. As policy to encourage re-use, retention, access and regeneration of significant rundown locations, it does take into account the character of these areas. Although appropriate to focus developer activity in these locations at the time, a growing sophistication in understanding and promoting development in a conservation context, and the growing sensitivity of local conservation interests, may have put pressure on the validity of relying on one policy for such influential and important sites. In an attempt to allow a sharper response to progress in context, priority and aspiration for such sites, a new LDF policy which can be refined by site-specific Design or Development Briefs should be used for such sites.

6.4.10 **2I: Traffic Congestion & Car Parking**

Both the Character Appraisal and public consultation noted the growing congestion at the north west corner of the town, between Golden Square and Castlegate, and the general increase of retail, commercial and residential parking throughout the conservation area. Pedestrian movement in the north west corner is sometimes difficult and large vehicles continue to damage property at the Marygate / Church Street / Woolmarket / Hide Hill junction. On the positive side, the one-way system on Berwick Bridge has reduced traffic on Hide Hill and Bridge Street. These comments are the perceptions of consultees which may or may not be confirmed by figures, but they are very real to the experiences of those who expressed concern.

Such congestion and parking problems are becoming endemic in UK historic town centres and simple, short-term solutions are not always readily available. But traffic engineers are not without an number of mechanisms for increasing the capacity of the town to better cope with increasing traffic. Local Plan Policies M30, M31, M32, M33 and M34 propose weight restrictions on vehicles entering the town, exploring a transhipment scheme (see 3I below) and a park-and-ride scheme. Progress made on these suggestions to date should be revisited and other ideas sought to assist with these important problems, using historic environment guidance and best practice.

An objective study on the nature and extent of congestion and parking problems, linked with possible solutions for the long and short terms, would be particularly appropriate.

6.4.11 **2J: Partnership Approach To The Town Centre**

Local Plan Proposal 16 states that the Council, local business interests and the County Council should develop a co-ordinated approach to the management of the town centre, including the appointment of a town centre manager. Such an approach has been a success in other historic towns and helps to encourage a holistic attitude to the protection of heritage assets and the regeneration. It should be widened to include wider community, amenity and conservation interests, for the benefit of heritage management as well.

6.4.12 **2K: Berwick Infirmary**

The value of the Infirmary to the town is reflected in Local Plan Policy C1 which permits the development of the hospital, subject to the usual amenity safeguards. As the future of the hospital on this site is currently under review, should its activities be moved elsewhere (although it is thought most locals would have it stay put), measures must be put in place for the proper understanding and evaluation of the heritage significance of the buildings and estate, and their contribution to the wider conservation area and views of it. A conservation plan would be the most appropriate approach, paralleled with a development brief which assessed retention options for re-use and redevelopment of the site. The issue of permitted development rights also applies here (see 1D above).

6.4.13 **2L: Upper Floor Use**

The re-use of upper floors is a significant problem – and opportunity – in many historic towns throughout the UK. Local Plan Policy C32 reflects this concern by resisting development which would inhibit the independent use of the upper floors of commercial premises in the town centre, assuming they are not required to support the ground floor uses. This is appropriate for preventing matters getting worse but cannot tackle an existing problem of under-use; a more proactive approach would be required. To assess the extent of the need for action, a comprehensive survey and analysis should be carried out, possibly with the help of local amenity groups.

6.4.14 **2M: Roofscape**

The Character Analysis clearly indicated how important and how frequent the views of Berwick's roofscape are from within the town, from Tweedmouth and Spittal and from the bridges. Consequently, it is vital that thought is given to how these roofscapes are composed for maximum interest and conservation merit. An analysis of the locations and cones of vision of the best views would begin to establish a framework for composing and decision-making. A professional input may be needed in this.

Finally, consultation and the character appraisal has revealed ongoing debate about appropriateness of various roof materials for Tweedmouth and Berwick in particular. Should red pantiles, grey slates or a mixture be the best way of protecting character and appearance? A mixture is what exists now but it has been said that Berwick in particular is 'getting redder' as pantiles have incrementally replaced slates in recent years. There is also misinformation that the Council has a policy in favour of pantiles – there is no such policy in the Local Plan, but there is a recognition of the predominance of both materials in the historic core of the town (Local Plan section 3.6.2). In spite of this, a logical policy on roof materials in old and new developments would help owners, developers and planners to find their way in the development control process on this issue. Some guidance on this is included from page 80.

6.4.15 **2N: Parties To The Planning Process**

Several consultees expressed concern with the Council's performance in planning matters. The concerns expressed were varied and strongly held. With pressure for development in the three conservation areas around the estuary, planning performance, particularly in relation to new development (see 2A above), can be a very emotive issue. Approaches to resolving it to the satisfaction of all concerned will be various but they all involve recognising the existence of a problem and then facing it together in a spirit of partnership. This will help to demystify planning and give it a collaborative spirit that is embodied in the new national planning system.

The concerns expressed were wide ranging covering planning information, advertisement of applications, artists impressions, photomontages, content of applications, planning gain, guidance for householders, conservation staffing resource, floodplain implications, decision-making, and developers in the planning process. It is fair to note that some of these views may not be wholly objective, but the fact that such opinions exist and are being vocalised so strongly is of considerable concern.

During consultation there was a wide determination to work in partnership with the Council, owners and developers to achieve collective aspirations, and at least one offer from a local architect to assist with project work. Since this consultation took place in Spring 2006, the Council has made progress in improving community links on the topic of conservation. In particular, the Council-led Conservation Area Advisory Group (CAAG) has been re-launched to provide better representation of all communities involved in the three conservation areas at the mouth of the Tweed, and with a new mission to be proactive and collaborative. Also, a useful training event has been held to assist members of CAAG to offer helpful comment on development proposals. Further improvements in this invaluable area of partnership activity should be encouraged, such as a similar event for Council members.

6.4.16 **2O: Impact Of Second Or Holiday Homes**

Several consultees expressed concern at the growth in Tweedmouth and Berwick in the market for second and holiday homes. This is reported to be adversely affecting the availability of social housing and the stability of local communities, with interest coming in particular from Newcastle and Edinburgh. The severity and consequences of this threat on the character and appearance of the conservation area need to be assessed, and possible protective policies explored.

6.4.17 **2P: Holiday Centre / Caravan Park**

Although the economic and social input from visitors from Berwick's well-established holiday centre and caravan park was generally welcomed by consultees, concern was expressed that, if its capacity grew, there could be an imbalance between the town's established population and the park's more transient population. This is a wide issue, but it will have an effect on the character of the

conservation area which should be assessed if further expansion of the park is considered.

6.4.18 **2Q: Formalised Monitoring Structure**

A helpful way of keeping abreast of change and cementing a partnership between the Council and local interests is to have a formalised monitoring structure which is creatively operated by the Council and local amenity groups. There are pitfalls on both sides for the unwary but it should be possible, with good will and understanding, to forge a regular and helpful arrangement which will usefully serve the interests of all parties.

6.4.19 **2R: Review**

Both the Character Appraisal and Management Strategy should be regularly reviewed. Should the boundaries of the conservation areas be revised, this should precipitate a review of the Character Appraisal to cover any new areas included in the new designations. The Management Strategy should not need to be reviewed for five years.

6.4.20 **2S: Additional Control Issues**

The following are additional control issues which could be explored in the future:

- Policies, developed from national and local guidance to control:
 - changes to existing buildings; current and recommended
 - changes in the public realm
 - new build in historic areas
- Enforcement:
 - existing system
 - improvements
- Other advice given and contact made by Council officers
- Monitoring Change:
 - day-to-day
 - occasional and regular survey

6.5 **Operation 3: Maintenance, Repair & Enhancement**

6.5.1 **Position**

The general level of maintenance and repair of the buildings and public realm in Berwick Conservation Area is a little higher than most other UK conservation areas. Unlike most of them, it has few visible pockets of serious neglect and decay but more may yet remain to be discovered in Berwick's extensive backland areas. There are also several buildings that can be identified as being at risk (using English Heritage criteria) such as Dewar's Lane Granary, and the former Presbyterian Chapel on Chapel Street.

The public realm of Marygate has been comprehensively enhanced and, under the Berwick HERS grants scheme, six buildings have been repaired and upgraded within the last four years.

6.5.2 **3A: General Maintenance Of The Public Realm**

Local Plan Policy M6 encourages repairs and enhancement of the highway area to be designed to take into account the character of the surrounding landscape or townscape. This should include the retention and/or restoration of vernacular floorscape treatments which have survived or have evolved from the past.

Although this policy is positive for enhancement, for general repairs it may only be aspirational and may need to be reviewed.

Consultation and the Character Appraisal have identified a general lack of maintenance of the public realm which was making Berwick look neglected in parts.

Consultees suggested that if a regular and adequate maintenance regime could be operated throughout public parts of the conservation area, this would resolve several conservation issues. There was also some confusion as to which authority was responsible for which parts of the public realm, the borough or county council.

These concerns suggest that public realm maintenance regimes and responsibilities be reviewed for efficiency and effectiveness in supporting the character and appearance of the conservation area, and that the worst areas be identified for early treatment, whilst the survival of areas of traditional treatments be retained and/or extended in a coherent way. Such reviews should involve the input of the local community.

6.5.3 **3B: Trees & Incidental Open Spaces**

Trees in public places and incidental open spaces were an issue too, particularly as it was felt that Berwick town had too few of both. In the heavily urban area of the Elizabethan Citadel, the few trees there play an extremely important role in softening the townscape and, thus, more would be welcomed. Also, the few incidental 'green' spaces in this area and around the walls were well looked after except for Palace Green which requires some attention to improve its appearance.

Outside the Citadel there are more trees and green spaces in the Magdalen Fields (see 3O below), along the river slopes, below the castle and in the Greenses, none of which appear neglected. One issue is the single tree which survives from the generous avenue that once lined Castlegate, marking it as a worthy gateway into the Citadel. Consideration should be given to replanting here (see 3L below).

A rapid tree condition audit would be useful to establish the current status of tree cover. This could also be extended to identify additional opportunities for planting in the conservation area as extra tree cover can usefully increase the cohesion of the character of the conservation area. Caution would be needed to avoid conflict with underlying archaeology, interference with the panoramic views across Berwick currently available from various locations, and introducing too much tree cover in an area not characterised by it. Local amenity groups could help with this survey.

6.5.4 **3C: Improve Appearance & Repair Neglected / At Risk Buildings**

A number of buildings in the conservation area are in need of attention to improve their appearance, ranging from a coat of paint on the joinery to extensive rescue

and re-use in the case of local buildings at risk. Some of them have been identified in the Character Appraisal.

A complete register should be identified using accepted criteria based on English Heritage's national buildings at risk register and local 'appearance' criteria. Listed buildings and those which make a significant contribution to the conservation area should be given priority in any subsequent programme of encouragement, treatment and rescue. With some instruction, such an audit could be within the capacity of local amenity groups.

Partnership funding is the preferred option for the repair and improvement of private properties in conservation areas, bringing in funds from various public and private sources. The recent HERS funding scheme in Tweedmouth Conservation Area was such a partnership between the Council, English Heritage and local people. Assessing the availability of current funds should include establishing the conservation grant regimes that are available now.

6.5.5 **3D: Enhancement Of The Railway Environment**

Local Plan Policy M7 encourages rail operators to invest in facilities to improve the fabric of the East Coast mainline railway. In locations where a main line rail route runs alongside a conservation area, there would be a temptation to mitigate its adverse visual or noise effects with, for example, strategic tree planting along the line. However, such planting might obscure the castle remains in the station corridor, and a more appropriate landscaping approach to enhancement would be needed here.

6.5.6 **3E: Traffic Calming & Signals**

Traffic calming is highlighted as a concern in the Local Plan, Policy M16 suggesting it would be needed for the town's historic areas in general were traffic to become too fast or too heavy. Local Plan Policies M36 and M38 seek to enhance the motorist's perception of the area as an important pedestrian environment by calming measures at the junction of Marygate and Eastern Lane, in Hide Hill, at the junction of Hide Hill and Church Street, and at Woolmarket. In addition, traffic lights at the junction of Marygate / Hide Hill / Church Street / Woolmarket, would be examined under Policy M37 to reduce vehicle/pedestrian conflict at this complex junction.

Although changes to the vehicular routes in Berwick have resolved some of the conflict in this area of the town, appropriate traffic measures such as low speed limits, pedestrian priority and small one-way schemes, should still be considered across the town centre. A reduction in the perception of speed and volume of traffic can allow pedestrians to better enjoy and appreciate the character of the conservation area. Consultation on this issue should be taken forward.

6.5.7 **3F: Eastern Lane Car-Park**

Local Plan Policy M39 proposes revisions to the design and layout of this car-park to improve parking and design, as well as traffic calming measures in West Street

and Eastern Lane. Although still needed because of the poor environment resulting from the loss of frontage on Eastern Lane, a more comprehensive scheme of improvement to restore something of the historic character to this area, would be much more desirable (see 3L below).

6.5.8 **3G: Bridge Street**

In anticipation of the one-way southbound flow on Berwick Bridge, Local Plan Policy M40, proposed widening Bridge Street's footways to create passing places, short term parking and service bays marked by changes in surface treatment. This should be reviewed in the light of the reduction in through traffic on Bridge Street as such an intensive scheme may result in an over-dominant floorscape, signage, bollards and lines which would be alien to such a simple, narrow street. Such schemes are often seen as a natural reflex but a more rounded approach to understanding its impact might suggest it is not culturally or visually appropriate. Changes on Bridge Street seem to have won the historic street space back from heavy traffic and detailed consideration should be given to any scheme which tries to control this further. Abandoning this policy should be considered in favour of a wider one which ensured all highway alterations reflect historic character and are not considered in isolation.

6.5.9 **3H: Improve Signage & Reduce Clutter Throughout**

Extraneous signage and street clutter, and the relatively high count of distinctive and historic street furniture, were raised in the Local Plan, the Character Appraisal and the consultation. Local Plan Policy M42 proposes traffic and visitor signing for motorists, pedestrians and cyclists be integrated and improved within the town centre; this is supported by the Character Appraisal. Consultation went further, suggesting guidelines for the many agencies involved be prepared to ensure streets and spaces were tackled in a coordinated way and were not spoilt by what was referred to as 'official clutter'.

An up-to-date audit of signage and street furniture would help determine the nature and extent of the current problem, as well as provide the basis for the preparation of guidelines. In this, the Council could be helped by local amenity groups.

6.5.10 **3I: Transhipment Depot**

Local Plan Proposal 17 must have seemed aspirational when it was proposed – to explore the feasibility of a transport depot out of the town centre to transfer goods from heavy goods vehicles to lighter ones for transportation into the town centre to reduce the congestion and damage of large service vehicles there. But it is also somewhat inspirational as a concept of collective management of the historic heart of the conservation area and, in the light of increased congestion since 1999, this should be revisited in the general context of reducing traffic congestion under issue 2I above.

6.5.11 **3J: Wirescape**

There is surprisingly little wirescape clutter in the principle streets of the town which suggests a measure of control and re-routing has already been tackled. To

prepare for future opportunities to remove more wirescape, a survey of the remaining problem areas should be undertaken, again with local amenity group assistance.

6.5.12 **3K: Gas Pipes**

This issue, raised through consultation, is understood to refer to the fixing of gas inlet pipes on the outside of the ground floors of buildings in the town. It does not appear to be a major problem, and a rapid audit would soon establish its extent and what remedies might be considered.

6.5.13 **3L: Restoration Of The Super-Block Development Pattern**

Consultation expressed wide concern with the two extensive, shapeless spaces south of Marygate on Eastern Lane and north of Marygate on Chapel Street. As a consequence of major changes to the frontages on Eastern lane and Chapel Street, and incoherent developments within and around the spaces, the containment of the surrounding historic streets have been severely compromised.

This is reflected in the character appraisal, explaining the serious failure to maintain the visual integrity of the historic super-blocks that are so characteristic of the centre of Berwick in these locations.

South of Marygate, the frontage of Eastern Lane has gone in part, the backland has been partially cleared to accommodate car parking and the Maltings Arts Centre laid out to front this cleared backland space. To the north of Marygate, clearance of the mid-twentieth century bus station and depot led to the creation of the library, service areas and car parking. Fortunately, the gap on Marygate itself has been successfully infilled with three new shop units, to a suitable scale and design.

The way forward would be to investigate ownership, access and urban design issues for both areas to see how the situation can be retrieved in response to the character and appearance of the conservation area. Absolute restoration of the enclosure of the surrounding streets and the re-establishment of the integrity of the super-blocks may now be somewhat compromised, but restoration of historic spatial coherence should remain the main objective while realistic, but still aspirational, design or development briefs are prepared to heal these breaches in the super-blocks. Restoring integrity to these sites is so significant that sufficient resources and skills should be targeted to them as a priority.

6.5.14 **3M: Gap Sites**

Consultation indicated that there was concern that any gap sites in the conservation area should be infilled to maintain the continuous enclosure of street frontages. Particular sites were identified in Bridge Street and Church Street but there are others (eg. Walkergate and in the Greenses sub-area).

An audit of the area is required to identify such sites, followed by suggestions for their future use and treatment. Here again, help from local amenity groups could benefit progress.

6.5.15 3N: Panoramic Views

As shown by the Character Appraisal, one of the great assets of the town are its many and excellent panoramic views. More interpretation of them would reinforce enjoyment of these unique experiences. Printed and web-based material could direct visitors to the best of them and give details of their content too, and this may be more appropriate than on-site interpretation boards which may detract from the scene.

6.5.16 3O: Magdalen Fields

The Fields have a long history which could be better understood by published interpretation. While many people enjoy them as they are, they remain to many the 'left-over bit of open space between the town and the coast'. Because there are many opportunities from the Walls to take in an overview of the Fields, their composition, features and significance should be interpreted. A clearer understanding of local perceptions of the Fields could help steer any future action.

6.5.17 3P: Castlegate Enhancement

This historic street has already been the subject of study by local amenity society the Castlegate Area Residents' Association. Its problems and opportunities were assessed so a scheme for comprehensive environmental enhancement should now be prepared with a view to seeking funding for its implementation. This is an important street which is at the heart of the neighbourhood outside the Citadel, as well as being a significant entrance into the Citadel. Taking advantage of the enthusiasm of the local amenity group and wider community here would be key.

6.5.18 3Q: Celebrate Good New Buildings & Treatments

There is always a concern that consultations and studies of a place can turn out to be too negative and that successful developments or treatments achieved in the past by the authorities, developers and householders do not always get the credit they deserve. The Character Appraisal is driven by identifying what is positive about the conservation area, and to follow on from this, it should be used to recognise and celebrate success in managing the conservation area's character.

The following were raised during consultation as positive aspects worthy of mention: the high quality treatment of the Elizabethan Walls and associated paths and green spaces by English heritage and the Council; the three shops infilling the former bus station site on Marygate; redevelopment of the former vicarage and school at Wallace Green; landscape treatment of the car-park in Coxon's Lane; retention of historic materials and features in Scott's Place terrace; sensitive conversion of the old Workhouse in High Greens to housing units; and the extensive lack of overhead wires throughout the town centre.

Others could be found. The Civic Society run awards which recognised such successes, and these should be nurtured. Promotional publications and wider awards schemes should also be considered.

6.5.19 **3R: Improve The Northern Entrance Into The Town**

The one entrance into the town that does not reflect Berwick's rich heritage well is that from the north. Any notion of a gateway, containment or a sense of arrival is absent (this was once the site of St Mary's Gate), replaced with open railway land, car-parks and set-back buildings.

In conjunction with the improvement of Castlegate (see 3P above), particular attention should be paid to restoring some sense of arrival and visual containment to this area which would not be out of character with the conservation area.

Extending the boundary to include the entire junction would help with understanding this and may help with funding (see 1B above). Local amenity groups will probably have their own aspirations for the location.

6.5.20 **3S: Understand The Backlands**

The backland areas behind the building frontages in the town centre are an essential part of the basic character of the town. The character appraisal identified these as extensive areas of yards, gardens and outbuildings in the heart of the historic super blocks, often with complex boundary and access arrangements. The integrity of this layout is a crucial part of the story of Berwick and, although not all of them are visible from the public areas, they are a rich resource of historic buildings, archaeological potential and intimate, private spaces which could generate exciting townscape experiences (and already do in places).

Some backland buildings are already listed, and others are protected by the control of demolition in conservation areas. However, realising their potential should only follow from a clear understanding of what these areas contain and how they are significant. A full audit of the backlands would help, a potentially rewarding task which would not only provide considerable historic and archaeological insight, but also the chance to unlock a latent historic resource for interpretation and use. Local amenity groups could be involved in this, as well as business interests. A clearer picture of the impact of new development in backland areas should also be assessed, leading to guidelines to protect and enhance backland proposed for development.

6.5.21 **3T: Town Hall Ground Floor Market**

The Town Hall's undercroft area operates as a market on market days but, as consultees indicated, it can have a rather deserted appearance at other times. Although it already contains a large and interesting graphic interpretation board, and provides access to a gift shop and café, as an all weather space it remains unused when it could be enlivened by the occasional performance art or living history event. Such activities support and interpret the character of the conservation area in engaging and attractive ways. This could be explored as part of a potential festival or pageant for the town.

6.5.22 **3U: Front Gardens, Forecourts & Boundary Walls**

Boundary walls and railings to gardens, forecourts and other spaces were identified in the consultation as worthy of protection and enhancement. The few front

gardens that exist were considered important features of the conservation area, particularly in the older parts where there are rare. Boundary walls can be protected by Article 4 Directions but restoration and enhancement can only be encouraged. Garden clubs can be a good way of encouraging voluntary activity as they raise interest and expertise and may also offer manual help in cases of hardship. A suitable audit of gardens, forecourts and boundary walls, undertaken with the help of local amenity groups, would provide a good basis for focussing any future supportive action.

6.5.23 3V: Limited Resources

Several consultees pointed out the Council may not have the resources to do all that is needed or desirable to preserve and enhance the conservation area. It is important to be realistic about resources, whether financial or time, but at the same time to also be aspirational, encouraging the securing of funds, resources and assistance beyond existing practices. Considerable enterprise and ambition can be developed on the topics of aspiration and funding amongst both the Council and the local community. External training, guidance and inspiration can also often make the difference. Such approaches should be nurtured.

6.5.24 3W: Research, Interpretation & Promotion Of The Heritage

All contributors were agreed that the full value of Berwick's heritage has not yet been recognised and its promotion has been too modest. Its heritage needs better, more focussed and coordinated, interpretation in print, on the web and on the ground. More serious research is also necessary, and the town is worthy of it. Considerable published material on Berwick's heritage does exist, but this needs to be improved and placed in the context of a more effective campaign to interpret and celebrate the historic legacy of the town for locals and visitors alike. It should also be aimed at spreading the tourist interest beyond Berwick town and into Tweedmouth and Spittal. Such a campaign should be locally initiated and resourced and assisted by professional writers and heritage interpreters.

6.5.25 3X: Enhance the Parade Ground To Become A Formal Square

As the development history has indicated, Berwick's only truly formal space is Marygate after it was enhanced by the addition of the Town Hall at its east end. The tightly packed layout leaves few other open spaces but, if more civic space in the town were sought, then the Parade Ground is the most likely target. As the character appraisal indicates, it is one of the few spaces in the Citadel which does not feel like an unintentional gap and it would be possible to adapt it to serve a new civic purpose by enhancing its basic layout and character. This would be a positive conservation-led progression to help modernise the town's public facilities.

6.5.26 3Y: Additional Maintenance, Repair & Enhancement Issues

The following are additional maintenance, repair and enhancement issues which could be explored in the future:

- Maintenance:
 - public realm: condition, appearance, needs, maintenance, improvements,

- Private property & land: condition, appearance, assistance regimes, education.
- Repair:
 - buildings at risk
 - other buildings/structures needing repair
 - thematic reinstatement of missing traditional features
 - repairs to public realm surfaces
 - tree management
- Enhancement:
 - 'immediate need' environmental improvements
 - prioritised enhancement schemes and regeneration
 - medium and long term programmes
 - awareness raising, education, target audiences, interpretation, presentations

6.6 **Recommendations**

6.6.1 **Introduction**

The basis for these recommendations is provided by the long list of possible actions from page 166.

The recommendations may be delivered as a major, concerted joint local/Council campaign, or else steadily worked through in an order that accords with perceived priorities. Whatever the delivery process is chosen, all the recommendations should be kept as 'live' issues as a 'quarry' of ideas, possibilities and opportunities that may usefully be revisited and built on in the future. This resource was developed through a process of synthesis of quality material provided by statutory local documents, lengthy local consultation and professional character appraisal.

The most desirable form of delivery is partnership between interested parties and this should be the preferred approach. These will include CAAG, the Council's Conservation Areas Advisory Group, as well as individual local amenity groups. The list of possible actions from page 166 are grouped under useful headings which suggest priorities, rather than representing an absolute order. Necessary flexibility for choice and opportunity is therefore built in. In such a flexible situation, assessing the financial implications can be difficult and should be addressed in deciding how to progress to implementation. More information on each recommendation is given in the body of the Management Strategy above, using cross referenced numbers (1A, etc).

6.6.2 **Flagship Actions Across The Three Operations**

- **1B:** Review the Berwick Conservation Area boundaries. Incorporating:
1I: A TPO review should be included as part of the above review.
- **2G:** Include Castle Terrace area in revised boundaries. Incorporating:
2N(i): Opportunities for more conservation staff resource. Incorporating:
1H: Include Conservation Officer input into tourism programmes.
- **2A(ii):** Arrange public dialogue regarding new development in conservation areas. This should be seen as a major attempt to build up a real working

- partnership between Council and community. This should also incorporate:
- 2A(iii):** Prepare design guidance on new development in conservation areas.
 - 2A(iv):** Strengthen the Council commitment to Development Briefs.
 - 2I(iii):** Arrange public dialogue regarding town centre traffic and parking.
 - 2N(ii):** Arrange public dialogue regarding planning concerns.
 - 2Q:** Formalise a joint monitoring structure for change in conservation areas.
 - 3E(ii):** Arrange public dialogue regarding traffic calming and management.
 - 3V:** Pool public and community enterprise skills to raise funding.
 - **3L:** Prepare Development Briefs for the two major sites of historic super-block damage.

6.6.3 **Operation 1: Identification & Protection**

Increased Statutory Protection

- **1C(ii):** Prepare spot-listing for Berwick CA.
- **1C(iii):** Encourage a review of the statutory list.
- **1E(ii):** Encourage a review of scheduling.
- **1G(ii):** Approach English Heritage to investigate Spittal Point chimney for scheduling.

Keeping Control

- Retain and strengthen the following Local Plan policies in the emerging LDF:
 - F1 (Environmental Wealth)
 - F2 (Coastal Zone)
 - F20 (Conservation area Boundaries)
 - F6 (Special Protection Areas)
 - Proposal 11 (Tweed Estuary Management Plan)
 - F17 (Listed Building Development)
 - F18 (Listed Building Demolition)
 - F19 (Buildings of Special Architectural or Historic Interest)
 - F22 (Conservation Area Permitted Development Rights)
 - F26 (Scheduled Ancient Monuments)
 - F27 and F28 (Archaeology)
 - F11 (Tree Preservation Orders)
 - C20 (Renewable Energy Projects within the Coastal Zone).

Early Wins

- **1C(iv):** Carry out a pilot Local List scheme for south of the Tweed.
- **1F(i):** Prepare a list of required guidance for owners.
- **1G(i):** Ensure repair of Spittal Point chimney is included in any improvement scheme for the Point.

Preparation For The Future

- **1C(v):** Identify unlisted buildings which make a positive contribution to the character and appearance of the conservation area.
- **1E(iii):** Add conditions from PPG16 to applications for demolition.
- **1F(ii):** Explore a possible local historic buildings owners club.

Longer Term improvements

- **1D(ii):** Review operation and effectiveness of the current Article 4 Direction.

6.6.4 **Operational 2: Control Of Change***Keeping Control*

- Retain and strengthen the following policies into the LDF:
 - F1 (Environmental Wealth)
 - F5 (Berwick-upon-Tweed)
 - F16 (Water Environment)
 - F21 (Conservation Areas & Their Settings)
 - F23 (Conservation Area Planning Applications)
 - F24 (Demolition Within A Conservation Area)
 - M31 to M34 (Vehicle Weight Restrictions In The Conservation Area)
 - Proposal 16 (Town Centre Management)
 - Proposal 17 (Transshipment)
 - Proposal 19 (Berwick-upon-Tweed Park and Ride)
 - C8 and Appendix B (Shopfronts)
 - C15 (Satellite Antenna)
 - C32 (Development Of Upper Floor Spaces, Berwick-upon-Tweed)
 - C35 (Shopping Floorspace Within Berwick-upon-Tweed Town Centre)
 - C36 (Renewable Energy Projects Within Berwick-upon-Tweed).
- Modify the following policy:
 - W34 (Development Of Land At Berwick Quay & Dewar's Lane).

Early Wins

- **2C(ii):** Review shopfront guidance and 1998 leaflet.
- **2E(ii):** Rapid assessment of satellite dishes.
- **2J(ii):** Investigate the notion of a town centre partnership.
- **2L(ii):** Audit and analysis of upper floor vacancy and under-use.
- **2R:** Ensure the wide availability of this Character Appraisal and Management Strategy.

Preparation for the future

- **2I(ii):** Review the traffic capacity of the town centre.
- **2K:** Prepare full conservation plan in advance of the possibility of the Infirmary becoming vacant.
- **2M(i):** Prepare roofscape views assessment.
- **2M(ii):** Explore a new policy on choice of roofing materials.
- **2O:** Explore a new policy on second/holiday homes.

Longer Term Improvements

- **2P:** Develop a policy on the capacity of the Holliday Centre.

6.6.5 **Operation 3: Maintenance, Repair & Enhancement***Keeping Control*

- Retain and strengthen the following policies into the LDF:
 - F25 (Conservation Area Improvements)

M6 (Highway Repairs)

M7 (Rail Service Improvements)

M42 (Signage, Berwick-upon-Tweed Town Centre).

- Modify or exclude the following policies from the LDF:

M16 (Traffic Calming)

M36 to M38 (Traffic Calming, Signals & One-Way System in Berwick Centre)

M39 (Car Parking & Traffic Calming, Eastern Lane, Berwick-upon-)Tweed

M40 (Road Improvements, Bridge Street, Berwick-upon-Tweed).

Early Wins

- **3H(ii):** Audit of signage and 'official clutter'.
- **3H(iii):** Prepare guidelines on 'official clutter'.
- **3J:** Audit the remaining overhead wirescape
- **3K:** Audit the nature and extent of the gas pipe issue
- **3W:** Prepare a campaign to interpret/celebrate local heritage
- **3X:** Explore enhancing of Parade Ground as a formal square

Preparation For The Future

- **3A(ii):** Review public realm maintenance regimes.
- **3A(iii):** Carry out an audit of floorscapes.
- **3B:** Carry out a rapid tree condition and planting survey.
- **3C(i):** Audit buildings for improvement and repair.
- **3C(ii):** Prepare and seek funding for an action plan.
- **3M(i):** Audit gap sites.
- **3M(ii):** Explore suggestions for future use of gap sites.
- **3O:** Audit opinion on interpretation of Magdalen Fields.
- **3T:** Explore extended use of the Town hall market area.
- **3U:** Audit of front gardens, forecourts, yards and boundaries.

Long Term Improvements

- **3N:** Prepare printed, web-based and on-site interpretation of panoramas.
- **3P and 3R:** Prepare a comprehensive enhancement scheme for Castlegate and the northern entrance into the conservation area.
- **3Q:** Investigate options for promoting successes, including exemplar developments and treatments, and supporting award schemes.
- **3S(i):** Audit backland land and buildings.
- **3S(ii):** Explore opportunities for backland interpretation and regeneration

7 Appendices

7.1 Other Heritage Designations

7.1.1 Scheduled Monuments

The preservation of scheduled monuments is generally given priority over other land uses. This is controlled under the 1979 Ancient Monuments & Archaeological Areas Act via a system of scheduled monument consent for any works to a designated monument. Scheduling is applied only to sites of national importance.

No.	Name	Made
28532	The medieval and post-medieval fortifications at Berwick upon Tweed	22.12.60 14.07.61 26.02.62
28533	Enclosure castle, two 16th century gun turrets and an early 17th century house	12.07.65
28534	Spades Mire linear earthwork and section of rig and furrow	28.03.49

7.1.2 Listed Buildings

There are 247 entries on the 'Statutory List of Buildings of Special Architectural or Historic Interest' in the conservation area. Listing entries cover the whole building (including the interior), may cover more than one building, and may also include other buildings, walls and structures in the building's curtilage. Contact us for more advice (see page 10). Almost 75% of the buildings inside the **Citadel** are listed, as well as the Walls themselves, the pier and the two listed bridges across the Tweed.

7.1.3 Article 4 Direction

An Article 4 Direction affects the conservation area and covers several classes of permitted development. For more details on the Direction and its affect on permitted development rights, see 7.2.2 below, or contact us (see page 10).

7.1.4 Tree Preservation Orders

There are several sets of tree preservation orders in the conservation area, details of which can be obtained by contacting us (see page 10).

7.2 ***The Implications Of Conservation Area Status***

The local planning authority has a statutory duty to pay special attention to the desirability of preserving or enhancing character and appearance of conservation areas in exercising their planning powers. In particular, the local authority has extra controls over the following in conservation areas:

- demolition
- minor developments
- the protection of trees

7.2.1 ***Demolition***

Outside conservation areas, buildings which are not statutorily listed can be demolished without approval under the Town & Country Planning Act 1990 (as amended). Within conservation areas, the demolition of unlisted buildings requires conservation area consent. Applications for consent to totally or substantially demolish any building within a conservation area must be made to Berwick-upon-Tweed Borough Council or, on appeal or call-in, to the Secretary of State. Procedures are basically the same as for listed building consent applications. Generally, there is a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of the conservation area.

7.2.2 ***Minor Developments***

Within in a conservation area, legislation⁸ states that there are certain cases where permission must be obtained before making alterations which would normally be permitted elsewhere. This is to ensure that any alterations do not detract from the area's character and appearance. The changes include certain types of exterior painting and cladding, roof alterations including inserting dormer windows, and putting up satellite dishes which are visible from the street. The size of extensions to dwellinghouses which can be erected without consent is also restricted to 50m³.

Under Article 4 of the same legislation, there can be further measures to restrict other kinds of alteration which are normally allowed under so-called 'permitted development rights'. These measures, called Article 4 Directions, can be selective in the buildings they cover within the conservation area, and the types of restriction they impose depending on how they might affect key building elements and so character and appearance. These Directions effectively control the proliferation of relatively minor alterations to buildings in conservation areas that can cumulatively lead to erosion of character and appearance over time. Development is not precluded, but selected alterations would require planning permission and special attention would be paid to the potential effect of proposals when permission was sought. Examples might be putting up porches, painting a house a different colour, or changing distinctive doors, windows or other architectural details. The local

⁸ Town & Country Planning (General Permitted Development) Order 1997

authority has to give good reason for making these restrictions, and must take account of public views before doing so.

To many owners, any tighter restrictions or additional costs, such as for special building materials, are more than outweighed by the pleasure they derive from living in such an area.

7.2.3 **Trees**

Trees make an important contribution to the character of the local environment. Anyone proposing to cut down, top or lop a tree in a conservation area, whether or not it is covered by a tree preservation order, has to give notice to the local planning authority. The authority can then consider the contribution the tree makes to the character of the area and if necessary make a tree preservation order to protect it.

7.3 **Unlisted Buildings In A Conservation Area**

When considering the contribution made by unlisted buildings to the special architectural or historic interest of a conservation area, the following questions might be asked⁹:

- Is the building the work of a particular architect of regional or local note?
- Has it qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of the buildings in the conservation area?
- Does it relate by age, materials, or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
- Does it individually, or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
- Does it have significant historic association with established features such as the road layout, burgage plots, a town park or a landscape feature?
- Does the building have landmark quality, or contribute to the quality of recognisable spaces, including exteriors or open spaces with a complex of public buildings?
- Does it reflect the traditional functional character of, or former uses within, the area?
- Has it significant historic or cultural associations with local people or past events?
- Does its use contribute to the character or appearance of the conservation area?
- If a structure associated with a designed landscape within the conservation area, such as a significant wall, terracing or a minor garden building, is it of identifiable importance to the historic design?

⁹ Taken from *Guidance on Conservation Area Appraisals*, English Heritage, 2006

Berwick-upon-Tweed Borough Council believes any one of these characteristics could provide the basis for considering that a building makes a positive contribution to the special interest of a conservation area, provided that its historic form and values have not been seriously eroded by unsympathetic alteration.

7.4 Sources of Issues Identified in the Management Strategy

7.4.1 Issues Identified In The 1999 Local Plan

The Berwick-upon-Tweed Borough Local Plan was adopted in 1999 and sets out policies for land use planning and other proposals that will stay in force until their replacement by those in the emerging Local Development Framework (LDF). Although all the conservation issues raised in the Local Plan can not reflect all changes in Berwick Conservation Area, most are still relevant to the present.

Generic Conservation Issues Relevant To All Conservation Areas In The Borough

- **Issue P1:** Primary importance will be given to sustaining and enhancing Berwick's Environmental Wealth, which includes its landscape and coast, its native biodiversity and its human heritage (Local Plan Policy F1).
- **Issue P2:** Development in the Borough needs to accord with its surroundings by virtue of its scale, density, height, layout, materials, landscaping, means of enclosure and access (Local Plan Policy F5).
- **Issue P3:** The acceptability of development proposals will be related to the avoidance of an unacceptable risk of flooding (Local Plan Policy F16).
- **Issue P4:** Conservation area boundaries are not static and will be assessed during the lifetime of the Local Plan (Local Plan Policy F20).
- **Issue P5:** New development should protect the character and setting of conservation areas by being compatible with existing buildings and spaces in terms of their scale, form, density, height, mass, layout, material, architectural detailing, landscaping, intensity of use, etc. (Local Plan Policy F21).
- **Issue P6:** The character of conservation areas can be adversely affected by the exercise of permitted development rights (Local Plan Policy F22).
- **Issue P7:** Outline planning applications without sufficient detail of siting, design and external appearance, can adversely affect the character of conservation areas (Local Plan Policy F23).
- **Issue P8:** Uncontrolled demolition can be a threat to the character of conservation areas (Local Plan Policy F24).
- **Issue P9:** Funding for improvements and repairs to the public and private infrastructure in conservation areas should be sought in partnership with others (Local Plan Policy F25).
- **Issue P10:** Repair and improvement of highways should be encouraged to incorporate materials, landscape and designs which take into account the character of the surrounding landscape or townscape (Local Plan Policy M6).
- **Issue P11:** Where the impact of traffic on the older historic parts of settlements has become increasingly detrimental to amenity and public safety,

the Highway Authority will be encouraged to implement traffic calming measures (Local Plan Policy M16).

- **Issue P12:** Encouragement will be given to rail operators to invest in facilities to improve the fabric of the East Coast mainline railway (Local Plan Policy M7).
- **Issue P13:** The design of alterations to existing shop fronts or new shopfronts will be considered against the criteria in the local plan (Local Plan Policy C8 and Appendix B, the design of shopfronts).
- **Issue P14:** The approval and design of advertisements on premises will be considered against the criteria in the Local Plan (Local Plan Policy C9 and Appendix B, the design of shopfronts).
- **Issue P15:** The installation of satellite dishes should not adversely affect the amenity of the adjoining environment and they should be removed when redundant (Local Plan Policy C15).
- **Issue P16:** The development of new shopping floorspace should not adversely affect the adjoining environment or the vitality and viability of Berwick town centre (Local Plan Policy C35).
- **Issue P17:** Small scale renewable energy projects to supply individual premises should be satisfactorily integrated into the landscape or townscape (Local Plan Policy C36).

Conservation Issues Particular To Berwick Conservation Area

- **Issue P18:** Work to the trees protected by Tree Preservation Orders along the Walls, in Palace Green and at the Castle is controlled by the terms of the Orders (Local Plan Policy F11).
- **Issue P19:** there is a presumption in favour of the preservation of Berwick's listed buildings and the protection of their setting (Local Plan Policies F17, F18 and F19).
- **Issue P20:** Berwick's scheduled ancient monuments and areas of archaeological interest will be protected and preserved when changes or new development are proposed (Local Plan Policies F26, F27 and F28).
- **Issue P21:** A site of 0.51ha with a capacity for 20 units (Site 53), has been identified at the rear of Nos.46-48 Castlegate: development on this site must respect its location in a conservation area (Policy S26 – development work is currently underway).
- **Issue P22:** The sub-division of houses and gardens in the area of Castle Terrace will be controlled (Policy S30).
- **Issue P23:** Mixed use development of the land and buildings at Berwick Quayside and Dewar's Lane, will be permitted with certain conditions (Policy W34).
- **Issue P24:** Vehicle weight and one-way restrictions are to operate in the main streets of Berwick, and including on Berwick Bridge (Policies M30, M31, M32, M33, and M34).

- **Issue P25:** Parking and environmental improvements are to be carried out in Marygate to improve the market and pedestrian environment (Policy M35 – this has already been implemented within the life of the Local Plan).
- **Issue P26:** Traffic calming measures to be introduced at the head of Eastern Lane and at No.11 Hide Hill; at No.1 Hide Hill the possibility of creating more pedestrian space is to be explored (Policy M36).
- **Issue P27:** The possibility of signal controls will be explored for the Marygate / Hide Hill / Church Street / Woolmarket junction (Policy M37).
- **Issue P28:** Traffic calming and one-way restrictions to be considered for parts of Woolmarket and Hide Hill (Policy M38).
- **Issue P29:** The design and layout of Eastern Lane Car Park is to be improved and shared vehicle/pedestrian areas will be formed in West Street and Eastern Lane (Policy M39 – only some of this work has been implemented in West Street within the life of the Local Plan).
- **Issue P30:** The carriageway in Bridge Street is to be narrowed with passing places and parking bays where possible (Policy M40).
- **Issue P31:** A shared vehicle/pedestrian carriageway will be introduced on Berwick Bridge after it is made one-way (Policy M41 – carriageway and pavement improvement work has been carried out within the life of the Local Plan).
- **Issue P32:** Signing for motorists, pedestrians and cyclists will be integrated and improved throughout the Berwick town centre (Policy M42).
- **Issue P33:** A co-ordinated partnership approach, including a Town Centre Manager, to be taken to Berwick town centre (Proposal 16).
- **Issue P34:** The possibility of a transhipment depot to break up large vehicular loads onto smaller vehicles, is to be explored (Proposal 17).
- **Issue P35:** A park-and-ride system to be explored to reduce traffic congestion (Proposal 19).
- **Issue P36:** Extensions, alterations and improvements permitted to Berwick Infirmary as long as they do not adversely affect the surrounding environment (Policy C1).
- **Issue P37:** The old bus station and depot site behind 80/90 Marygate to be redeveloped for mixed uses (Policy C30 – the site has been cleared and three new shops, a library and servicing have been put on part of the site within the life of the Local Plan; more development work is currently underway).
- **Issue P38:** Marygate is to be protected as the primary shopping area by preventing the use of ground floors for financial and business services (Policy C31).
- **Issue P39:** The independent use of upper floors throughout the town will be facilitated and protected (Policy C32).
- **Issue P40:** Development of the gap sites behind 39-51 Marygate and behind 20 Hide Hill, will be encouraged by accepting a wide range of uses (Policy C33).

- **Issue P41:** The conditional development of the Vicarage/Masonic Hall site on Church Street, is to be encouraged provided that the frontage buildings are retained (Policy C34 – this development has been carried out within the life of the Local Plan).

Conservation issues in the coastal setting of the conservation area:

- **Issue P42:** The river front at Berwick is the boundary of the conservation area as well as the boundary of a Candidate Special Area of Conservation under the European Habitats Directive. This nature conservation area extends across the river and out to sea and includes natural habitats which should be conserved (Policy F6).
- **Issue P43:** The conservation area is bounded on the south and east by the Coastal Zone of Landscape Value as it sweeps north across the estuary. Within this zone, primary importance should be attached to the conservation and enhancement of its landscape and coast (Policy F2 and C20).
- **Issue P44:** The Berwick Conservation Area is in the Tweed Estuary and development nearby could not only impact on the conservation area but also on the programme and intentions embodied in the Tweed Estuary Management Plan of 1997, which is still live and should be taken into account (Proposal 11).

7.4.2 Issues Identified In Part 1 Of This Document, The Character Appraisal

- **Issue A1:** The current boundaries do not reflect today's perception of the townscape's special local interest.
- **Issue A2:** There are important buildings that should be on the statutory list of buildings of architectural or historic interest, or on a local list.
- **Issue A3:** There are significant areas of archaeological and industrial archaeological interest which have not been recognised or researched and historic upstanding and underground structures are consequently at risk.
- **Issue A4:** Several buildings are in need of repair/rescue and others in need of improvements to their appearance.
- **Issue A5:** Many buildings have lost their historic features and materials which have been replaced with inferior design and modern materials which are out of character.
- **Issue A6:** Many older buildings have been inadequately maintained and repaired, putting their character and future at risk.
- **Issue A7:** The character of many buildings has been affected by the exercising of permitted development rights.
- **Issue A8:** Traffic congestion and parking clutter are damaging the character of the town.
- **Issue A9:** The town is characterised by its lack of wirescape clutter which suggests some control has already been operating.
- **Issue A10:** The appearance of many buildings is spoiled by satellite dishes on their key elevations.

- **Issue A11:** Heal the major damage to the towns traditional super-block layout by preparing comprehensive development schemes for the negative areas off Eastern Lane and Chapel Street.
- **Issue A12:** Identify and treat the gap sites in the super-blocks.
- **Issue A13:** New buildings (and proposals) not entirely worthy of the quality of the town.
- **Issue A14:** Need to compose the roofscape (including materials) of Berwick as it is unusually visible.
- **Issue A15:** Berwick's best panoramic views need interpretation and celebration.
- **Issue A16:** Spittal Chimney is so important to the Berwick panorama that it must be kept.
- **Issue A17:** Consider enhancement of the Magdalen Fields.
- **Issue A18:** Concern for the condition of trees and incidental open spaces throughout the conservation area.
- **Issue A19:** Castlegate needs upgrading.
- **Issue A20:** Consider celebrating some of the good recent building developments and treatments.
- **Issue A21:** Concern for the poor quality of the northern entrance into the town.
- **Issue A22:** Concern for poor quality of areas of floorscape and threats to surviving traditional materials.
- **Issue A24:** Review the clutter of street and recreational signs throughout the conservation area.
- **Issue A25:** The backland of Berwick is part of the essence of the town and needs attention and bringing to life.
- **Issue A26:** The history and heritage of Berwick, including its 1970s housing as well as its historic cores, deserves to be better understood and interpreted to a wider audience.
- **Issue A27:** The lack of a landmark open space could be remedied by modifying the Parade Ground into a formal square, whilst respecting its historic status.

7.4.3 ***Issues Identified During Community & Stakeholder Consultation***

Consultation included a working meeting with such stakeholders as well as a drop-in session for local people at the Community Partnership Offices, Castlegate. Both events were serviced by Trust and Council staff, enlivened by video and static exhibitions and focussed through returnable questionnaires. The following issues were raised:

- **Issue C1:** Concern at the apathy of residents, owners and developers towards the quality of Berwick's heritage.
- **Issue C2:** Concern for the general performance of the two councils.
- **Issue C3:** Concern about the attitudes of some Councillors.
- **Issue C4:** Concern about the performance of planners.
- **Issue C5:** Concern about the power of developers.

- **Issue C6:** Concern at the growing number of holiday home owners.
- **Issue C7:** Determination to get everyone in partnership and 'singing from the same hymn sheet'.
- **Issue C8:** Although development is welcomed in principle, past and recent new developments give cause for much concern.
- **Issue C9:** The statutory and non-statutory protection of buildings of heritage and townscape value, inside and close to the conservation area, was not considered adequate.
- **Issue C10:** Concerned that the Council understood the extra costs involved in repairing and extending historic buildings.
- **Issue C11:** concerned that some buildings have been vacant and decaying for too long.
- **Issue C12:** Concerned to retain the current mixture of red and grey roof materials.
- **Issue C13:** Concerned to protect traditional materials in the face of the apparent cheapness and convenience of PVCu.
- **Issue C14:** Concern that the practice of painting stonework is creeping back into the town.
- **Issue C15:** Concern over the increase in wires and aerials in the town.
- **Issue C16:** Concern over the growth of gas pipes on buildings.
- **Issue C17:** Concern that some Christmas decorations are left up all year.
- **Issue C18:** Concern to improve the market area under the Town Hall when not in use as a market.
- **Issue C19:** Concern that there is too little public open space in the town centre and that what areas of high landscape value there are, be better protected.
- **Issue C20:** Concerned to get improvements and better protection for trees on the Magdalen Fields.
- **Issue C21:** Although there are not many, front gardens are regarded as important features of the townscape of Berwick.
- **Issue C22:** Concern over the unattractive and shapeless spaces behind the Co-operative shop on Marygate and behind the north side of Marygate.
- **Issue C23:** Concerned that good townscapes are spoiled by 'official clutter' for which Berwick needs a design guide.
- **Issue C24:** Concern that gap sites are prevented from appearing and the existing ones either filled with development or improved as desirable open spaces in the townscape.
- **Issue C25:** Concern over poor floorscapes in parts of the town.
- **Issue C26:** Concern for better protection and control of the vast back lands of the town.
- **Issue C27:** Concern to achieve comprehensive improvement of some major streets to remove clutter, repave, add better street features and encourage owners to improve their frontages.
- **Issue C28:** Concern that Berwick as a town is not wealthy enough to do all that needs to be done.

- **Issue C29:** Concern that Berwick's historic assets are currently under huge threats and pressures for unacceptable change.
- **Issue C30:** Concern that the amount and weight of traffic and parking is damaging the fabric and life of the town.
- **Issue C31:** Concern at the threat of second or holiday homes damaging the town's economy.
- **Issue C32:** Concern at the size of the holiday centre/caravan site becoming larger than the area of the town and greater in population.
- **Issue C33:** Concern that too much tourist industry will turn the town into a kind of 'Disneyland'.
- **Issue C34:** Concern that the promotion of the merits of Berwick is too modest.

7.4.4 ***Additional Issues Identified By North Of England Civic Trust***

- **Issue N1:** In reviewing boundaries, it is important to think laterally, particularly beyond the present boundaries, out to other nearby natural and man-made conservation areas and the enclosing landscape.
- **Issue N2:** Concerned to have a formalised monitoring structure in place, as a joint exercise between Council and local amenity groups, to keep change under surveillance;
- **Issue N3:** The Character Appraisal will need to be reviewed in five years or when the boundaries of the conservation area are revised, and the Management Strategy should be reviewed in five years.
- **Issue N4:** A major concern is the erosion of the super-block layout that so characterises the Citadel. The town is principally made up of continuous building frontages surrounding dense layouts of backland plots in blocks. To retain the essential character of the town, frontages will need to be restored where they have been lost, and backlands brought back into private and public life whilst respecting their intricacy and historical growth.

7.5 ***List Of Possible Actions To Address Management Strategy Issues***

These actions have been collected from the body of the Management Strategy above and are organised for easy reference back. They form the basis for the recommendations in the Management Strategy. 'Groups' means local amenity and interest groups including CAAG, the Council's Conservation Areas Advisory Group.

7.5.1 ***Operation 1: Identification & Protection***

Agency to Action

- | | |
|--|-----------------|
| • 1A: Strengthen Local Plan Policy F1 in the context of F31. | Council |
| • 1B: Review all Berwick Conservation Area boundaries. | Council, Groups |
| • 1C(i): strengthen Policies F2, F6, F20, C20 and Proposal 11. | Council |
| • 1C(ii): Prepare spot-listings for Berwick CA. | Council; Groups |
| • 1C(iii): Encourage a review of the statutory list. | Council |
| • 1C(iv): Carry out pilot Local List scheme south of Tweed. | Council, Groups |
| • 1C(v): Identify unlisted buildings which make a positive contribution to the character and appearance of the conservation area. | Council, Groups |

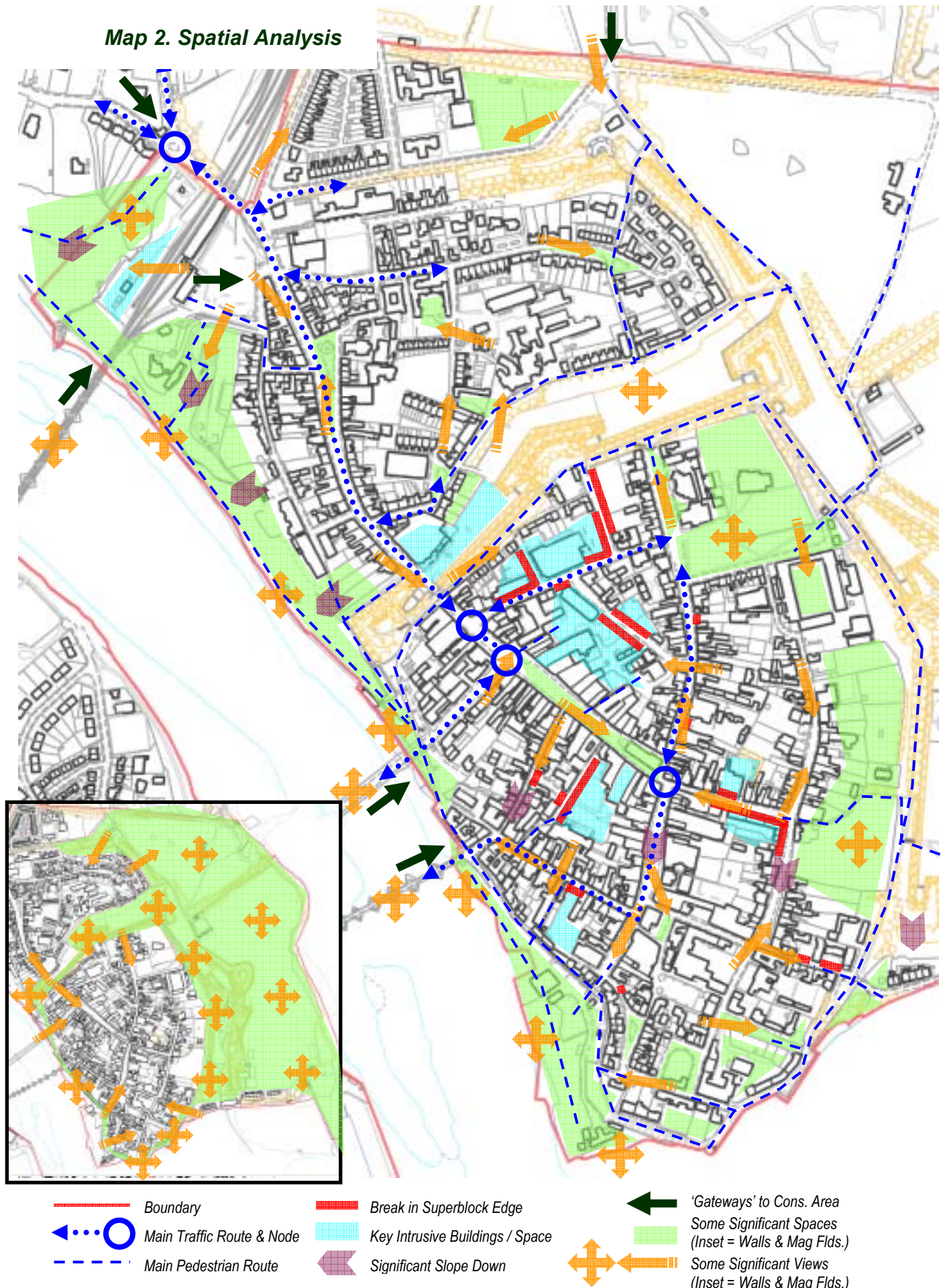
- **1D(i):** Strengthen Local Plan Policy F22 Council
- **1D(ii):** Review operation / effectiveness of Article 4 Direction. Council, Groups
- **1E(i):** Strengthen Local Plan Policies F26, F27, F28 Council
- **1E(ii):** Encourage a review of scheduling. Council
- **1E(iii):** Add conditions from PPG16 to applications for demolition Council
- **1F(i):** Prepare a list of required guidance for owners. Council, Groups
- **1F(ii):** Explore a possible local historic buildings owners club. Council, Groups
- **1G(i):** Ensure repair of Spittal Point chimney is included in any improvement scheme for the Point. Council
- **1G(ii):** Approach English Heritage to investigate Spittal Point chimney for scheduling. Council
- **1H:** Include Conservation Officer input into tourism programmes. Council
- **1I:** Include a TPO review as part of boundary review. Council

7.5.2 **Operation 2: Control Of Change**

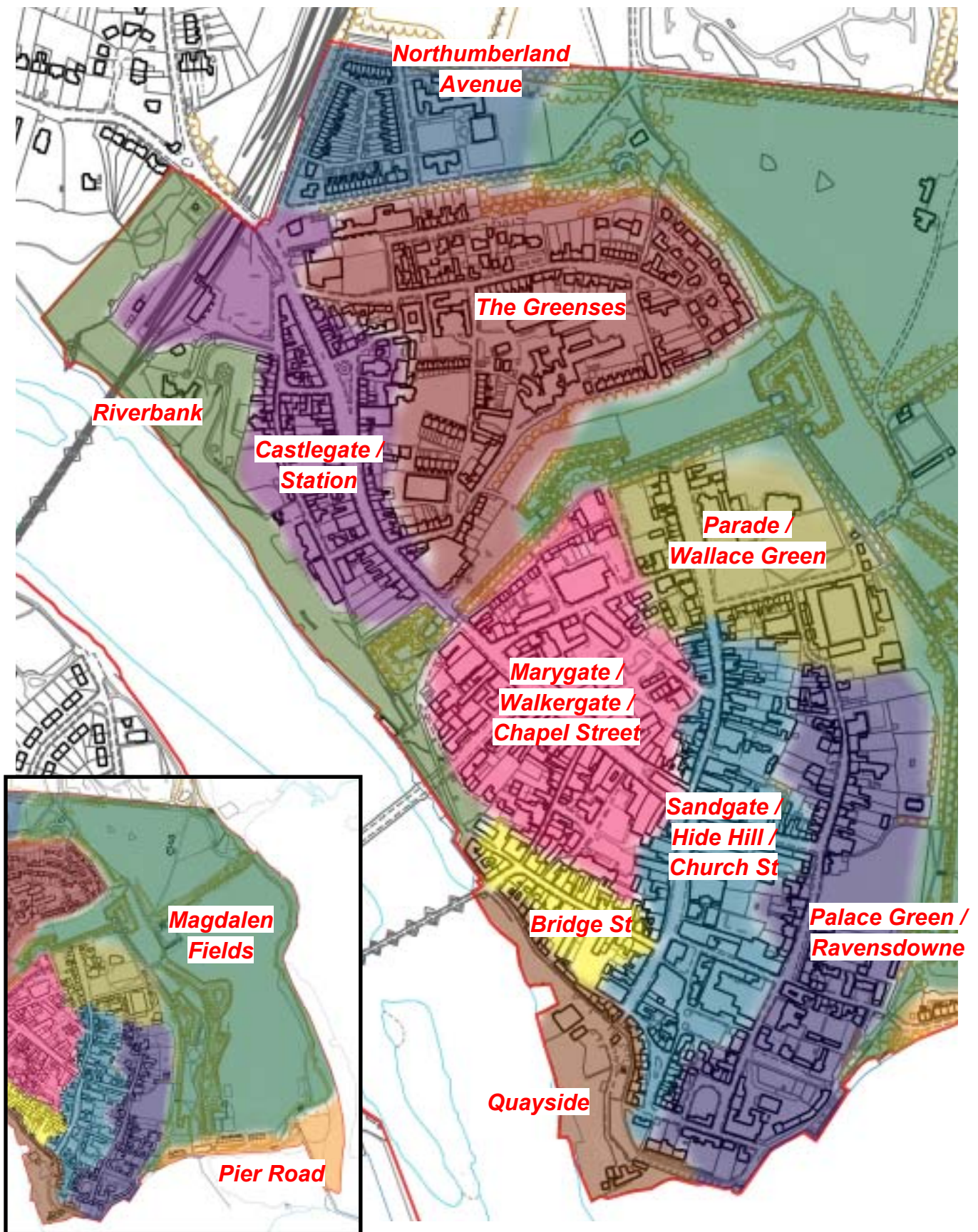
- **2A(i):** Strengthen Local Plan Policies F5 and F21. Council
- **2A(ii):** Arrange public dialogue re new development in CAs. Council, Groups
- **2A(iii):** Prepare design guidance on new development in CAs. Council, Groups
- **2A(iv):** Strengthen the Council commitment to development briefs. Council
- **2B:** Strengthen Local Plan Policy F16. Council
- **2C(i):** Strengthen Local Plan Policies C31, C35. Council
- **2C(ii):** Review shopfront guidance and 1998 leaflet. Council, Groups
- **2D:** Strengthen Local Plan Policy F24. Council
- **2E(i):** Strengthen Local Plan Policy C15. Council
- **2E(ii):** Rapid assessment of satellite dishes. Council; Groups
- **2F:** Update Local Plan Policy C36. Council
- **2G:** Include Castle Terrace area in revised boundaries. Council
- **2H:** Modify Local Plan Policy W34. Council
- **2I(i):** Strengthen Local Plan Policies M31-M34 & Proposals 17, 19. Council
- **2I(ii):** Review the traffic capacity of the town centre. Council
- **2I(iii):** Arrange public dialogue re town centre traffic & parking. Council, Groups
- **2J(i):** Strengthen Local Plan Proposal 16. Council
- **2J(ii):** Investigate the notion of a town centre partnership. Council
- **2K:** Prepare full conservation plan if the Infirmary is to be vacated. Council
- **2L(i):** Strengthen Local Plan Policy C32. Council
- **2L(ii):** Audit and analysis of upper floor vacancy / under-use. Council, Groups
- **2M(i):** Prepare roofscape views assessment. Council
- **2M(ii):** Explore a new policy on choice of roofing materials. Council, Groups
- **2N(i):** Explore opportunities for more conservation staff resource. Council
- **2N(ii):** Arrange public dialogue regarding planning concerns. Council, Groups
- **2O:** Explore a new policy on second/holiday homes. Council
- **2P:** Develop a policy on the expansion of the Holiday Centre. Council
- **2Q:** Formalise a joint monitoring structure for change in CAs. Council, Groups
- **2R:** Ensure wide availability of this Character Appraisal / Mngmnt Stgy. Council

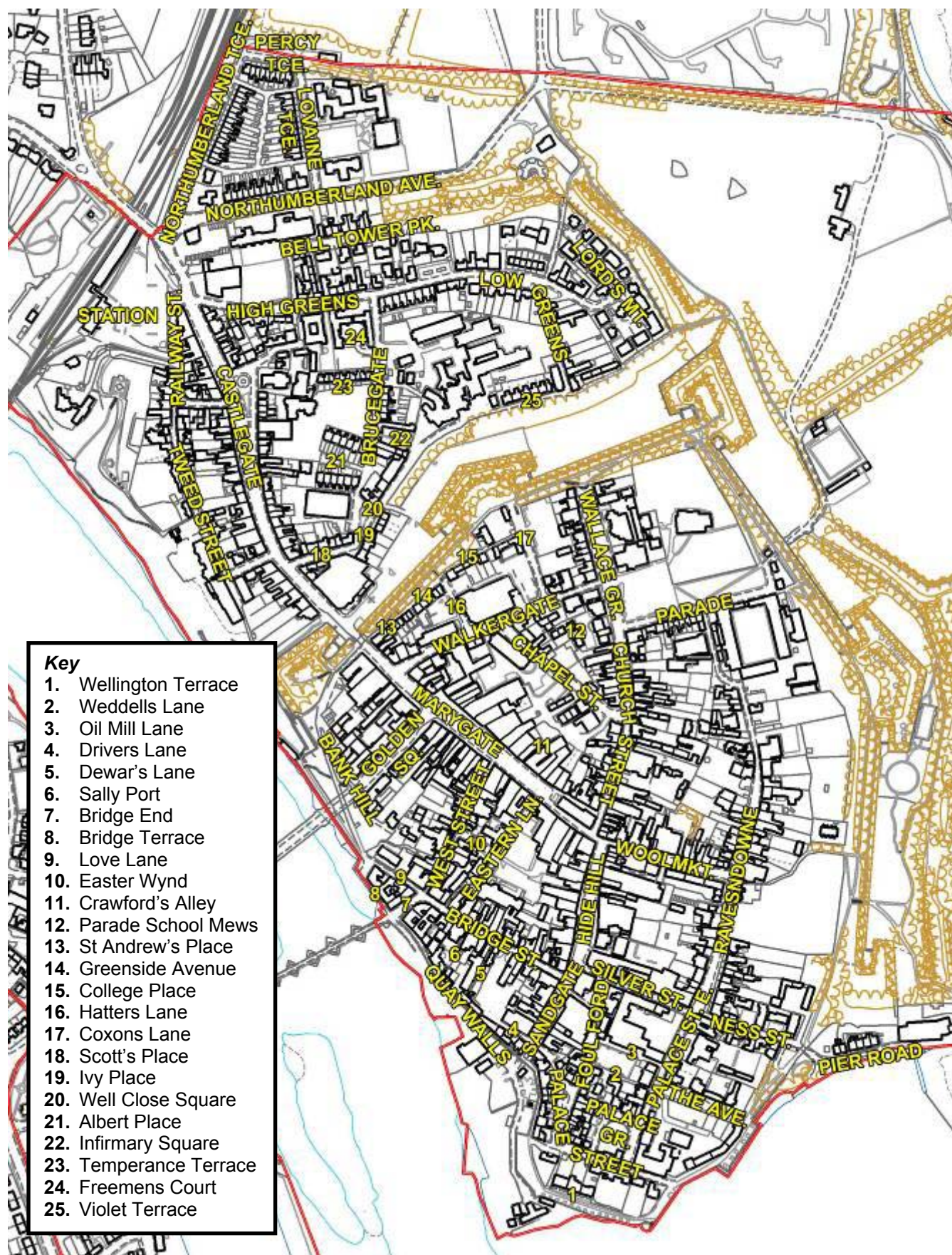
7.5.3 **Operation 3: Maintenance, Repair & Enhancement**

- **3A(i):** Strengthen Local Plan Policy M6. Council
- **3A(ii):** Review public realm maintenance regimes. Council, Groups
- **3A(iii):** Carry out an audit of floorscapes. Council, Groups
- **3B:** Carry out a rapid tree condition and planting survey. Council, Groups
- **3C(i):** Audit buildings for improvement and repair. Council, Groups
- **3C(ii):** Prepare and seek funding for action plan. Council, Groups
- **3D:** Strengthen Local Plan Policy M7. Council
- **3E(i):** Review Local Plan Policies M16 and M36-M38. Council
- **3E(ii):** Arrange public dialogue re traffic calming and management. Council
- **3F:** Modify or exclude Local Plan Policy M39 (see 3L below). Council
- **3G:** Modify or exclude Local Plan Policy M40. Council
- **3H(i):** Strengthen Local Plan Policy M42. Council
- **3H(ii):** Audit of signage and 'official clutter'. Council, Groups
- **3H(iii):** Prepare guidelines on 'official clutter'. Council, Groups
- **3I:** Strengthen Local Plan Proposal 17. Council
- **3J:** Audit the remaining overhead wirescape. Council, Groups
- **3K:** Audit the nature and extent of the gas pipe issue. Council
- **3L:** Dev Briefs for the two major historic super-block damage sites. Council
- **3M(i):** Audit gap sites. Council, Groups
- **3M(ii):** Explore suggestions for future use of gap sites. Council, Groups
- **3N:** Printed, web-based & on-site interpretation of panoramas. Council, Groups
- **3O:** Audit opinion on interpretation of Magdalen Fields. Council, Groups
- **3P:** Prepare comprehensive enhancement for Castlegate Council, Groups
- **3Q:** Investigate options for promoting successes, including exemplar developments and treatments, & supporting award schemes. Council, Groups
- **3R:** Comprehensive enhancement for north entrance to CA. Council, Groups
- **3S(i):** Audit backland land and buildings. Council, Groups
- **3S(ii):** Explore backland interpretation and regeneration. Council, Groups
- **3T:** Explore extended use of the Town Hall market area. Council, Groups
- **3U:** Audit of front gardens, forecourts, yards and boundaries. Council, Groups
- **3V:** Pool public & community enterprise skills to raise funding. Council, Groups
- **3W:** Prepare a campaign to interpret/celebrate local heritage. Council, Groups
- **3X:** Explore enhancing Parade Ground as a formal square Council, Groups

Map 2. Spatial Analysis

Map 3. Sub-Areas



Map 4. Street Names

Marygate / Walkergate / Chapel Street

The bustling heart of the town with great enhancement potential, dense and rich with history and architecture, but structurally altered and very eroded at the edges.

Historical Development

Berwick's early market cross and tollbooth at the east end of Marygate were replaced by the Town Hall 1750-54. The town core and all that went with it grew here – administration, housing, religion, defence, trade, industry, leisure, welfare, education. Medieval plots and buildings evolved over time with an intensity c.1750-1850. Clearance in 1928 (Golden Square) continued into the late twentieth century for road widening, for uses now gone (bus station, laundry, garage) and for retail, servicing and parking. Golden Square and a section of Marygate were once part of the A1.



Development Pattern Part



Sub-Area Location



Spatial Analysis

Marygate is on the Citadel's north-west to south-east **axis**, Walkergate links to the north, and Eastern Lane and West St to the south, creating several superblocs. Irregular narrow plots are **laid out** with buildings to the front, creating a tight, informal building line with intricate backlands. Most plots are small and dense; many off Chapel St, Eastern Lane and Walkergate are badly eroded and merged. St Andrew's PI faces out over the Walls. Foreshortened **views** from Scots Gate over Marygate to Spittal and the coast are striking. Linear views are attractive (eg. Greenside Ave, West St, Marygate). The Town Hall spire defines Berwick's skyline.



Character Analysis

Land Use, Built Form and Architectural Style



Retail, commercial and town centre **uses** dominate, with some residential. There is a good mix of 'townscape' and 'landmark' buildings. Strings of individual buildings have varying **form** and scale, mostly at three storeys. Many rears and sides are intact. Lively forms and layered edges enliven main streets. Georgian and Victorian **styles** are smart and

IMPORTANT: This summary must not wholly replace detailed use of the full Conservation Area Character Appraisal & Management Strategy.

informed. Large modern blocks are weak architecturally.

Features, Detailing, Materials

Masonry is a mix of render (muted and bolder tones) and local sandstone (much ashlar, some vigorously moulded). Modern brick and blockwork is intrusive. Marygate and West Street have good quality historic timber or stone **shopfronts**; Marygate has many modern replacements. Many **doorways** are part of shopfronts, others have either plain openings or decorative surrounds. Timber sliding sash **windows** have emphasised openings, often to Classical proportions (plus some Venetian windows). Landmark buildings make great play of both features. Commercial doors and arches are common. A lively **roofscape** is made by subtle variety in pitch and orientation and animated landmark roofs. Pantiles are prominent at West Street / Eastern Lane and Chapel St. Traditional dormers and decorative rainwater goods enliven some buildings.



Spaces

Walls contain views in the north west, the sense of enclosure stressed at Scots Gate. Wide Marygate is a key historic **street**, recently resurfaced and bustling on market days; character ends abruptly on alleys north of it. Bank Hill, St Andrew's Place to College Place, West Street and the south end of Eastern Lane have good historic character. There are some historic surfaces and furniture. Intricate backland **gardens** and **yards** are extensive and important, most intact around Bank Hill and West Street.



Loss, Intrusion and Damage

There is notable **loss** of original details, and **inappropriate** materials and methods, plus some **vacancy** and poor **condition** (eg. Chapel Street's former chapel). Chapel St, Eastern Ln, Walkergate and alleys have major **erosion** of historic pattern and layout, and **modern buildings** with placeless forms, materials and detailing – all have great enhancement potential. Most of Marygate is calmed, but **traffic** impact in the sub-area it is high.



Key Management Issues (see page 133)

- Identification & Protection: **1A, 1C, 1D, 1E, 1F, 1G, 1H**
- Control Of Change: **2A, 2C, 2D, 2E, 2F, 2I, 2J, 2L, 2M, 2N**
- Maintenance, Repair & Enhancement: **3A, 3C, 3E, 3F, 3H, 3I, 3L, 3M, 3S, 3T, 3W**

Sandgate / Hide Hill / Church Street

Busy town centre development on the north-south axis, from Hide Hill's commercial intensity up to one of the area's oldest collections of houses on Church Street.

Historical Development

Based on an early route from the north, medieval buildings and plots evolved over time, with an intensity c.1750-1850, creating many of the houses, pubs, churches, commercial and industrial buildings seen today. The Main Guard was moved here from Marygate in 1815. A corn exchange (1858), police station and court (1901), banks, cinemas and post office followed, plus late twentieth century redevelopment on Woolmarket, Silver St, Foul Ford and Weddells Lane.



Development Pattern Part



Sub-Area Location



Spatial Analysis

Following the Citadel's steep north-south **axis**, wide Hide Hill meets Church Street at the tight Town Hall junction, forming several superblocks. Irregular narrow plots are **laid out** with a tight informal building line leaving intricate backlands, some with linear strings of buildings and yards. Many Hide Hill plots are larger and more dense. **Views** are controlled by the linear pattern, but with distant hills seen over Church Street's attractive sweep and fall. Glimpses along alleys and yards are interesting. A rare long glimpse out of the tight layout is caught above low buildings on Hide Hill.



Character Analysis

Land Use, Built Form and Architectural Style

Office, retail and commercial **uses** dominate to the south, residential and retail to the north. The south end has many 'landmark' buildings. Strings of individual buildings have varying **form** and scale, mostly two storeys, many with three to the south. There are some commercial groups. Most rears and sides are intact. Lively forms and layered edges enliven the scene. Squat proportions on Church Street reveal



IMPORTANT: This summary must not wholly replace detailed use of the full Conservation Area Character Appraisal & Management Strategy.

early origins. **Styles** include simple, smart Georgian, elaborate Victorian, and pockets of simpler vernacular.

Features, Detailing and Materials

Masonry is a mix of local sandstone (including ashlar & vigorous mouldings) and render (muted, flat tones). Modern brick is intrusive. There are many good quality historic timber and stone **shop-fronts**, but with many alterations. Many **doorways** are part of shopfronts, others have either plain openings or decorative surrounds. **Windows** are timber sliding sashes in emphasised openings, often to Classical proportions. Venetian windows are common, as are arches and commercial doors. Landmark buildings make great play of animated architectural features. Subtle variety in pitch and orientation create a lively **roofscape**. Pantiles are prominent in older clusters, eg. Foul Ford, Palace St and top end of Church St. Traditional dormers and rainwater goods enliven some commercial buildings. Large old chimneys reveal the age of some buildings.



Spaces

Intricate **streets** and alleys at the south end have good historic character. In contrast, Sandgate and Hide Hill create a wide focal sweep. Historic



surfaces and furniture are common. Intricate backland **gardens** and **yards** with historic fabric are extensive and important, some being very authentic, private corners.

Loss, Intrusion and Damage

There is notable **loss** of original details, and **inappropriate** materials and methods.

Vacancy and poor **condition** of some buildings is of concern. Woolmarket has notable **erosion** of historic pattern and layout, and inserted **modern buildings** with placeless forms, materials and detailing. Local **traffic** impact is high.

Key Management Issues (see page 133)

- Identification & Protection: **1A, 1C, 1D, 1E, 1F, 1H**
- Control Of Change: **2A, 2C, 2D, 2E, 2F, 2I, 2J, 2L, 2M, 2N**
- Maintenance, Repair & Enhancement: **3A, 3B, 3C, 3E, 3H, 3I, 3L, 3M, 3S, 3T, 3W**



Palace Green / Ravensdowne

A fine, low density sub-area with military history, smart houses on the town centre edge, and a ribbon of deep green gardens and allotments in the lee of the Walls.

Historical Development

Ravensdowne's west side was largely open gardens until the mid eighteenth century, with early development at Ness Street. The Governor's House (c.1719, later a brewery) was followed by villas, chapels, schools during an intense phase up to c.1850. Some walls (eg. Saluting Battery, Coxon's Tower) were rebuilt 1761-70. Ness Gate was opened before 1822. Pockets of housing were redeveloped at Palace Green and Ness Street in the late twentieth century.



Development Pattern Part



Sub-Area Location



Spatial Analysis

It follows the Citadel's steep north-south **axis** inside the Walls, from open-plan Palace Green to a tight turn at the Barracks. Ravensdowne and Palace St East form a spine to several superblocks. Irregular narrow plots are **laid out** to create a tight, informal building line with back-lands, a few with linear strings of buildings. A ribbon of low density garden plots inside the Walls is significant. **Views** are controlled by the linear pattern and the Walls, but with distant hills seen above the attractive sweep and fall of Ravensdowne. Glimpses along alleys and yards are interesting. A view on Ness Street has a potent blank horizon though Ness Gate. Views atop the south east Walls, and from the allotments, to Spittal and beyond are very long and striking.



Character Analysis

Land Use, Built Form and Architectural Style



Residential **use** dominates. Most buildings are 'townscape' but **form** and scale vary along the strings of two or three storey buildings. Many rears and sides are intact. Squat proportions on Ness Street reveal early origins. Palace Green and The Avenue are attractive set pieces. High quality Georgian and Victorian **styles** dominate, some with great flare, some more vernacular.



IMPORTANT: This summary must not wholly replace detailed use of the full Conservation Area Character Appraisal & Management Strategy.

Features, Detailing and Materials

Local sandstone **masonry** dominates (much ashlar, some vigorously moulded) plus some render (intrusive in places). Early brick is seen in places.

Doorways have plain or decorative openings; window surrounds (with timber sliding sashes) are emphasised and often to Classical proportions (plus some Venetian windows). There are a few carriage arches. Subtle variety in pitch and orientation creates a lively **roofscape**. Pantiles are prominent at Ness Street, Palace Green and other old clusters. Large old chimneys reveal the age of some buildings. Traditional dormers enliven some roofs.

Spaces

The **Walls** give a sense of enclosure to the south, topped by an attractive tree-veiled walk with military character and



historic materials and furniture. **Streets** have historic character, notably Palace Green. Historic surfaces and furniture are common. Some **front gardens** are prominent. Intricate **rear gardens** and **yards** are extensive, some being very authentic, private corners. An arc of large, green, tree-filled gardens runs along the east side, particularly prominent from the Walls. Integral to this are the invigorating, undulating **allotments** (with ice houses and ropeworks below).

Loss, Intrusion and Damage

Although quite well intact, there is some **loss** of original details, and **inappropriate** materials and methods. Poor **condition** is of concern in one or two places.

Key Management Issues (see page 133)

- Identification & Protection: **1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I**
- Control Of Change: **2A, 2B, 2C, 2D, 2E, 2F, 2I, 2J, 2L, 2M, 2N, 2O**
- Maintenance, Repair & Enhancement: **3A, 3B, 3C, 3E, 3H, 3L, 3M, 3N, 3S, 3U, 3W**



Parade / Wallace Green

A grand sub-area in the highest corner of the Citadel with large institutional spaces creating an elegant precinct with religious and military history, and civic potential.

Historical Development

Once sparsely developed, this corner's medieval route is likely to have run on to Low Greens until the Elizabethan Walls severed it. A church was recorded here in 1152, the current one built 1650. Its early nineteenth century vicarage later became a school. The military took root here in the early eighteenth century with a parade ground and barracks. A court and prison (now Council offices) were added in 1849, other churches followed, plus ambulance and fire stations in the mid twentieth century (gone), and a new parish hall and vicarage in the 1990s.



Development Pattern Part



Sub-Area Location



Spatial Analysis

The sub-area follows the Citadel's north-south **axis** at the edge of the superblock pattern. Unique in the conservation area, the **layout** has large, low density plots with gardens or grounds, as well as incremental street edges as elsewhere in the Citadel. The Barracks are the most formal layout in the conservation area, a deliberate insertion in a spontaneous town. The churchyard and parade ground allow the widest **views** in the Citadel, but still contained by the Walls. A long view down Church Street towards Tweedmouth is descriptive of the estuary location.



Character Analysis

Land Use, Built Form and Architectural Style

Municipal offices, churches, halls and tourism **uses** dominate in a strong collection of 'landmark' buildings. Bold, tall, vigorous



forms use lively, well-informed Georgian and Victorian **styles** with great flair. Along the south and west edges run residential and commercial office uses in more typical 'townscape' buildings, still with high quality styles. Some later styles are more clumsy.



IMPORTANT: This summary must not wholly replace detailed use of the full Conservation Area Character Appraisal & Management Strategy.

Features, Detailing and Materials

Most institutional buildings have mature local sandstone **masonry**, some of it large blocks, much of it ashlar with vigorous moulding to stress quality and status. Render dominates the distinctive yet somewhat stark south side, and is also seen on the west side (out of place against prevalent stone). A rare focus of brick buildings was begun by the former vicarage and continued with the school and housing behind. Landmark buildings make great play of **windows** and **doorways**, with enlarged scale and enhanced detail. Most houses have Classical door surrounds, sliding sashes and the odd bay or Venetian window for status. Landmark **roofs** tend to be elaborate with very distinctive chimneys. Slate dominates; a few old and new houses have pantiles.



Spaces

The **Walls** contain views, the sense of enclosure emphasised at Cowport and the blunt barrier at Wallace Green. There are good pockets of historic surfaces and furniture. The south side has intricate **backyards**. Small **front gardens** give several institutional buildings status. The large **churchyard** is striking for its grass and trees, a rare pocket of rich green seclusion. Local stone is used for its graves, walls and elaborate gateway. The **parade ground** (a remarkable size in a medieval pattern town) is unfortunately now a car-park (with cluttered edges). This use masks its military legacy, alters its

historic layout and interrupts views. It has significant potential as a landmark civic space to match its high status history and setting. The grassed area and the ground inside the Barracks have great 'living history' appeal.



Loss, Intrusion and Damage

Though quite well intact, there is minor **loss** and replacement of original details, and notable **inappropriate** materials and methods. Parade School Mews struggles to remain positive due to its **ineffectual** features, detailing and materials. Backyards on the west side are very **eroded** for parking. Parked cars dominate the parade ground.

Key Management Issues (see page 133)

- Identification & Protection: **1A, 1C, 1D, 1E, 1F, 1G, 1H, 1I**
- Control Of Change: **2A, 2D, 2E, 2F, 2I, 2J, 2M, 2N**
- Maintenance, Repair & Enhancement: **3A, 3B, 3E, 3H, 3N, 3U, 3W, 3X**

Bridge Street

A lively commercial street at the lower level of the Citadel with a colourful collection of historic shopfronts, and a set of tight alleys (and a gap) linking it to the quayside.

Historical Development

It is associated with the early quayside which was probably created from an amalgamation of landing stages behind Bridge Street. Quay and Bridge Gates were demolished by the mid nineteenth century, by which time development was very packed in. Modest clearance followed in the mid twentieth century.



Development Pattern Part



Sub-Area Location

Spatial Analysis

The sub-area follows the north-west to south-east **axis** at the foot of the plateau and is part of the Citadel's superblock development pattern. **Layout** is typical of the Citadel, but with smaller plots, higher plot ratio, and higher density than elsewhere, creating a packed, busy feel with only small 'internal' yards. On the south-west side, there has been some erosion from demolition. Linear **views** are particularly vibrant in this colourful street, opening out dramatically to the quayside at Bridge End and through the various alleys running south-west.



Character Analysis

Land Use, Built Form and Architectural Style

Retail and service **land uses** dominate, with residential, offices and some vacancy above and to the rear. Most buildings are 'townscape' with a few 'landmarks' (eg. Dewar's Lane Granary).



Form is typical of the Citadel – strings of individual buildings of varying height and scale; curved shapes at the ends are distinctive. Two storeys dominate, with some three. Simple, smart Georgian and Victorian **styles** dominate, but with modest flair in places (eg. No.7 Bridge End's Italianate Gothick).



IMPORTANT: This summary must not wholly replace detailed use of the full Conservation Area Character Appraisal & Management Strategy.

Features, Detailing and Materials

Render is the dominant **masonry** finish to the street, in muted, flat tones with a few more eye-catching shades adding to the scene. Dewar's Lane Granary's is richly patinated. To the rear is local sandstone, often rounded blocks in random courses. There is a high concentration of good quality historic timber pub and **shopfronts**, many enlivened with traditional details. **Doorways** are often part of the shopfront; others have smart surrounds. Some rear access alleys are emphasised, others are plain. Timber sliding sash **windows**



in plain or modestly emphasised openings dominate. Dewar's Lane Granary's are suitably small. **Roofs** are mostly simple dual pitch; some commercial ones are more animated. Slate and pantile are found in large groups (eg. slate at Bridge End, pantile around Sally Port and Dewar's Lane). Large old chimneys reveal some buildings' age.

Spaces

The **Walls** register as solid barriers with tunnels along Sally Port and other narrow alleys to the quay. The **street's** narrow straightness and almost intact building line give it a strong sense of enclosure, emphasised



by curved 'gateway' blocks. Behind, several narrow, tight **routes** add a sense of mystery and discovery (eg. Sally Port, Shoe Lane) some with historic surfaces, steps and furniture. Backland mostly comprises small but interesting and intricate **yards**.

Loss, Intrusion and Damage

There is some **loss** and replacement of original details, and some **inappropriate** new designs, materials and methods, both notably on shopfronts. Loss of retail **use** could threaten the street's bustling character. A large **gap** to the south-east has eroded development pattern, layout and fabric, leaving an uninspiring gap used for parking, but with some characterful buildings – there is significant enhancement potential here.

Key Management Issues (see page 133)

- Identification & Protection: **1A, 1C, 1D, 1E, 1F**
- Control Of Change: **2A, 2B, 2C, 2D, 2E, 2F, 2H, 2I, 2J, 2L, 2M**
- Maintenance, Repair & Enhancement: **3A, 3C, 3E, 3G, 3H, 3I, 3L, 3M, 3S, 3W**

Castlegate / Station

A linear sub-area in the Remainder, with a characterful main street, the Scots Gate, the station, and a northern gateway to the town with a need for enhancement.

Historical Development

The medieval road north from the town past the castle was excluded by the Elizabethan walls and Scots Gate in the sixteenth century. It continued to grow as a secondary centre with the town's second parish church opening in 1858. The railway station was driven through the castle site in 1847, isolating castle fragments. The current station is 1924-7. Castlegate was once part of the A1.



Development Pattern Part



Sub-Area Location



Spatial Analysis

The sub-area follows the north-west to south-east **axis**. The station's compact plot is mostly parking, as is the former auction market opposite. Castlegate gently curves down to Scots Gate creating an attractive spine echoed by narrower Tweed Street. They create stretched superblocks similar to the Citadel. The **layout** is also similar but less dense; west of Tweed Street is notably low density. Sweeping **views** down Tweed Street and Castlegate to Scots Gate are very attractive; the war memorial triangle with the church and houses behind is an inherently attractive scene.

Character Analysis

Land Use, Built Form and Architectural Style

Castlegate has mixed retail and residential **uses**, with residential elsewhere. Pubs and cafés are prominent. The station is a key use. Buildings are a good mix of 'landmark' and 'townscape'.

Form is similar to the Citadel – strings of individual buildings of varying scale, but with short terraces here too. Two storeys dominate, with some three. Landmark buildings have bolder forms. There are simple and elaborate Georgian, Victorian and Edwardian **styles**, with considerable flair in places (eg. the station's Baroque).



IMPORTANT: This summary must not wholly replace detailed use of the full Conservation Area Character Appraisal & Management Strategy.

Features, Detailing and Materials

Most **masonry** is mature local sandstone, much in ashlar (some very decorative, eg. Railway Street). Render is also seen, in muted and bolder shades. Some later styles use both (eg. The Castle PH). The supermarket's blank brick is a weak street front. Most **doorways** and **windows** have decorative surrounds; some are unadorned. Timber sliding sashes dominate but with more loss than the Citadel. Landmark buildings have elaborate doorways and there are large gated commercial openings. Good quality timber and stone pub and **shop-fronts** are abundant (but with more loss than Bridge Street), plus simpler shop openings. Slate is used on both simple and elaborate **roofs**, with pantiles on some older buildings.



Spaces

Castlegate's varying width and curves enliven the **street**, also enhanced by Scots Gate, nearby trees and drinking fountain, the setted parking area and delightful war memorial



triangle. Hidden **yards** and **backland** are plentiful. The greenness of back gardens facing west (especially at Meg's Mount) is key. The **station corridor** is little more than a standard functional space with surviving castle walls isolated and forlorn. Its car-park is a welcoming gateway using natural stone but with prominent highway engineering.

Loss, Intrusion and Damage

There is notable **loss** of original details, and **inappropriate** materials and methods. The northern gateway's railway infrastructure and former auction mart site are weak overall. More historic surfaces would enhance the **streets**; **through-traffic** impact is high. Loss of retail **use** could threaten local character; some shops and upper floors are **vacant**.

Key Management Issues (see page 133)

- Identification & Protection: **1A, 1B, 1C, 1D, 1F**
- Control Of Change: **2A, 2C, 2D, 2E, 2F, 2G, 2I, 2J, 2L, 2M**
- Maintenance, Repair & Enhancement: **3A, 3B, 3D, 3E, 3H, 3I, 3M, 3N, 3P, 3R, 3W**

The Greenses

Early development in the Remainder outside the Elizabethan Walls, fragmentarily developed with an interesting and eclectic mix of houses, industry and hospitals.

Historical Development

'The Remainder' was excluded from the rest of the town by the Elizabethan Walls from 1558, severing Low Greens which probably led on to Wallace Green. Early development inside the old Walls spread slowly – housing, gardens, ropeworks, tannery and workhouse. The nineteenth century added housing, a chapel, cattle market and two hospitals, both greatly extended. The twentieth century cleared one hospital, industry, chapel & housing, and added new housing, a supermarket, school, phone exchange and services.



Development Pattern Part



Sub-Area Location



Spatial Analysis

Most follows the east-west **axis**, with a southern spur along Brucegate. High and Low Greens have traditional linear **layouts** – irregular parallel plots with buildings to the front – but broken and eroded in places. The rest developed incrementally and has an organic pattern of courtyards, short terraces and low density institutional layouts with an open grain and little consistent edge. Short **views** are enlivened by juxtapositions and angular shapes. Views out across the Magdalen Fields are wide, contrasting with the built-up development pattern within.



Character Analysis

Land Use, Built Form and Architectural Style

Residential is the main **use** plus several services including the Infirmary, school, commercial yards, and the conservation area's largest supermarket. Most buildings are 'townscape' with simple two storeys forms in short terraces or grouped strings. A few important one storey buildings survive. Much infill has standard suburban forms. Simple vernacular **styles** are prominent plus a mix of plain Georgian,



IMPORTANT: This summary must not wholly replace detailed use of the full Conservation Area Character Appraisal & Management Strategy.

Victorian and twentieth century styles. The Italianate Infirmary has a landmark tower.

Features, Detailing and Materials

Most **masonry** is mature local sandstone, much of it rubble or rounded blocks. There is relatively little render.

Brick is used in places, including the school.

Much modern masonry is out of keeping including blockwork.

Most **doorways** and **windows** are plain or

simply emphasised, plus a few commercial openings. Some joinery survives despite many replacements. Simple roofs are mostly pantile, with slate on the Infirmary, school and a few other groups. Modern coverings are used on some new and old buildings.

Spaces

The Edwardian **Walls** here are large grassy earthworks and fragmentary masonry rather than defined ditches and embankments. **Streets** do not have strong enclosure but courtyards have a village-like feel. Low Greens' focal triangle with trees and feature



coble is attractive. There are **backlands** and **gardens**. The Infirmary's **grounds** with stone boundary walls are pleasant but sparse and full of cars. The statue to Dr Phillip MacLagan is a fine addition. The school grounds are bare with little boundary planting.

Loss, Intrusion and Damage

Lord's Mount suburban layout and uncomfortable prominence over the Walls make it **neutral**. The school has little interest. Many late twentieth century buildings are out of keeping. There are **inappropriate** designs, materials and methods, and notable **loss** and replacement of original details. The supermarket car-park intrudes on the Walls.

Key Management Issues (see page 133)

- Identification & Protection: **1A, 1B, 1C, 1D, 1E, 1F, 1H**
- Control Of Change: **2A, 2C, 2D, 2E, 2F, 2I, 2K, 2L, 2M, 2N, 2O, 2P**
- Maintenance, Repair & Enhancement: **3A, 3B, 3C, 3E, 3H, 3J, 3M, 3N, 3R, 3S, 3W**

Northumberland Avenue

One of the smallest and most uniform sub-areas, an attractive, quiet and intact early- to mid-twentieth century suburban extension to the Remainder.

Historical Development

The area sits between Spades Mire and an Edwardian wall, two parts of the town's early defences. Once developed as an auction mart, the existing terraces and the first school buildings were first shown on the c1920 Third Edition OS. Later school additions followed.



Development Pattern Part



Sub-Area Location

Spatial Analysis

The **layout** is unlike anything else in the conservation area with planned and coherent terraces creating a neat, high-density suburban regularity, emphasised by the use of front gardens and back lanes for rear access. The low-density school layout has a large open grain.

Character Analysis

Land Use, Built Form and Architectural Style

It is one of four peripheral sub-areas with a concentration of residential **land use**, nearly all single family dwellings. The school is part of a traditional suburban mix. In **form, height and scale**, the sub-area is unusual in not



being incrementally developed, being instead

a largely coherent, planned group of terraces with identical repetitive forms, two-storeys high and to a traditional domestic scale. The school is a modest landmark in form. A simple, well-informed Arts & Crafts architectural **style** predominates, typical of the 1920s and 30s the 'Tudorbeathan' or rustic cottage revival.



IMPORTANT: This summary must not wholly replace detailed use of the full Conservation Area Character Appraisal & Management Strategy.

Features, Detailing and Materials

Masonry is a combination of well-matured natural local sandstone laid in rough blocks, and un-painted harling on upper floors which are very characteristic of the sub-area. The school's brick is typical of the period rather than the area. Part glazed moulded timber **doors** with overlights are key to the houses' appearance, as are a combination of traditional timber sliding sash **windows** and timber casements with smaller stained or leaded glass top-lights. **Roofs** are traditional dual pitch, in slate, and enlivened with gables, large chimneys and distinctive timber bargeboards and eaves. There are several original metal rooflights.



Spaces

The sub-area is bound by parts of the Edwardian **Walls**, here more large indistinct earthworks and grassy mounds than defined ditches and embankments. Parts have been consumed by later development. Grass verges and flags emphasise the planned suburban **streets**. Green **front gardens** with low stone boundary walls (some with modern railings, others with clipped hedges) significantly enliven the street scene, with ornamental trees, shrubs, perennials are seasonal bedding. Regimented **back yards**



have stone dividing walls with many inserted garages. **Institutional grounds** at the school have attractive entrance gardens (slightly obscured by extensions) and good green boundaries.

Loss, Intrusion and Damage

The school is **neutral** – it is pleasant and contains historic buildings but, overall, does not have a well-rounded special local interest. Though quite well intact as a group, the sub-area's housing does suffer from minor **loss** and replacement of original details, and some **inappropriate** designs, materials and methods.

Key Management Issues (see page 133)

- Identification & Protection: **1D, 1F, 1I**
- Control Of Change: **2E, 2F, 2M, 2N, 2P, 2Q**
- Maintenance, Repair & Enhancement: **3B, 3R, 3U**

Riverbank

A quiet area outside the Walls, with colossal bridge and defence engineering contrasting with peaceful parks, steep wooded bank, and a gentle riverside walk.

Historical Development

Berwick's medieval castle sat atop these steep banks, and its 1297-8 White Wall down to the water's edge survives. If land here was developed when the castle was in use, this has long since disappeared, and the minimal amount of development today was laid out in the late eighteenth and nineteenth centuries.



Development Pattern Part



Sub-Area Location

Spatial Analysis

This steep riverbank strip is outside the Citadel, below Castlegate. It runs almost from Berwick Bridge to much wider green land outside the conservation area to the north. The Royal Tweed Bridge and Royal Border Bridge create flat transport routes in defiance of the valley topography, generating dramatically juxtaposed levels. **Views** out are long and exciting, enlivened by bold bridge engineering. Meg's Mount is an elevated vantage point with arrestingly expansive views from the North Sea, to Spittal's pin-point chimney, to distant hills, all framed by the broadly consistent heights of Berwick's roofscape.



Character Analysis



Recreational **land uses** dominate, including the boathouse (one of the few timber buildings in the conservation area), and one of a series of nineteenth century pocket parks outside the Citadel.

The **Walls** are present in two forms – Meg's Mount is a vast, elevated, grassy mound, whilst to the south the Walls are vertical masonry structures, their exposed engineering topped by later development.

IMPORTANT: This summary must not wholly replace detailed use of the full Conservation Area Character Appraisal & Management Strategy.

Like the Goody Patchy in Tweedmouth, the steepest **riverbank** is undeveloped and instead filled with trees and ornamental parks. The southern end is a busy network of routes dominated by the striding, vertical web of engineering of the Royal Tweed Bridge. Beneath it, four linear routes criss-cross the bankside (Lover's Walk, Bankhill, and two paths between them) creating a pleasant but busy municipal corridor with trees, planting and an elegant white statue to Lady Jerningham.



Further north is more tranquil with impenetrably thick trees above a pleasant riverside path punctuated by several historic features: the jaunty boathouse, a stone drinking fountain and stone steps up to parks and town wall remains above. The colossal Royal Border Bridge soars skywards above the path as tree cover thins to reveal the restored White Wall stepping up the bank.



These banks around the site of the castle are laid out as ornamental **parks** – Castle Vale Park, Castle Dene Park, Gillie's Braes and the park north of the Station – some beginning as private villa grounds in the mid nineteenth century. Romantic, secluded landscaping incorporates dramatic landforms, historic features, specimen trees, planting and viewpoints which are typical of the Victorian

romantic ideal. A contemporary bench is a prominent eye-catcher at the north end.

Loss, Intrusion and Damage

The busy network of routes beneath the Royal Tweed Bridge is cluttered with signage, bollards and litterbins, struggling for clarity and simplicity. Some of the parks have a tired appearance and the park boundary by the Station is convoluted and cluttered.

Key Management Issues (see page 133)

- Identification & Protection: **1A, 1B, 1E, 1G, 1H, 1I**
- Control Of Change: **2A, 2B, 2D, 2F, 2G, 2H, 2I, 2M, 2N**
- Maintenance, Repair & Enhancement: **3A, 3B, 3D, 3E, 3G, 3H, 3N, 3R, 3W**

Quayside

A striking quayside area outside the Citadel with an exciting contrast between historic townscape and development opportunity, both regionally significant.

Historical Development

Quay activity is shown on the earliest maps, starting by amalgamating landing stages linked to warehouses to the west. From the early nineteenth century, buildings grew behind the Walls to face out over them. Activity expanded to the mid-twentieth century with warehouses, slipways and a shipyard. Disuse and dereliction followed and then, during the late twentieth century, buildings and spaces were restored and put on show.



Development Pattern Part



Sub-Area Location



Spatial Analysis

This strip is on reclaimed land outside the Citadel. The **layout** of Quay Walls is distinctive with a strong line of buildings squeezed up against the Walls to face out over the top, as quayside commerce overtook the Walls' defensive role. Some historic layout survives on the quay (eg. chandlery's large footprint). **Views** of the quay and Quay Walls are very stimulating – an authentic set-piece of admirable integrity and coherence, one of the most distinctive pictures of any town in the region. Views out are also interesting.

Character Analysis

Land Use, Built Form and Architectural Style

The five or so historic buildings left on the quayside are evidence of commercial past **uses**, and Quay Walls has a remarkable array of historic offices, warehouses and residences, now mostly housing. Tourism is a key use today. Quay Walls' tall, narrow buildings (only the top parts are visible) were **laid out**



incrementally, with attractive inconsistency in height and scale. Quay Walls illustrates the way smart, high quality, intricately detailed domestic **styles** mix cheek-by-jowl with more robust vernacular architecture.



IMPORTANT: This summary must not wholly replace detailed use of the full Conservation Area Character Appraisal & Management Strategy.

Features, Detailing and Materials

Local sandstone **masonry** dominates, much of it smart ashlar. There is only a little **render**, in muted, flat tones. **Doorways** and **windows** show the sub-area's contrasts – unadorned vernacular openings and upper level warehouse doors on the Quay, and full decorative surrounds plus the odd Venetian or bay window on the Walls. Timber sliding sashes dominate. **Roofs** are a mix of slate and pantile; rooflights and dormers are few.

Spaces

The **Walls** here are vertical masonry features. The wall-top walk is a delightful **path** (with a full set of stone flags, gulleys, steps, setts, glinters, railings and lampposts), contrasting with the dark, chunky tunnels below with setts and studded timber doors.

The triangular **quayside** is unique in Berwick as the only part of the town outside the Citadel to have been developed hard up against the Walls. Its surviving buildings (Chandlery, brick building at Shore Gate, stone store south



of this, Marlin Buildings group, mid-twentieth century WC block) were historically joined



by other narrow linear buildings and, later, much larger shipyard sheds. The narrower northern part is established as a characterful heritage destination, whilst the wider southern part is a major development site with a mothballed 'temporarily blank' character, generating much debate about its future, and requiring development of a quality and sense of place to match that of its surroundings in this sub-area.

Loss, Intrusion and Damage

Although very much intact, there is modest evidence of **loss** of details, and some **inappropriate** new designs. New development must respond to the highly sensitive context outside the Walls and the magnetic potential of the place as a destination.

Key Management Issues (see page 133)

- Identification & Protection: **1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H**
- Control Of Change: **2A, 2B, 2D, 2E, 2F, 2H, 2I, 2J, 2M, 2N**
- Maintenance, Repair & Enhancement: **3A, 3C, 3H, 3M, 3N, 3Q, 3W**

Pier Road

One of three river's edge sub-areas, Pier Road is an exposed, isolated, bankfoot strip en route to the pier, with industrial remnants, open spaces and wide views.

Historical Development

The Ness Gate was opened up through the Elizabethan walls in the early nineteenth century towards a new Pier Road. A maltings, other industrial buildings and housing followed. (Outside the conservation area, the 1810-21 pier replaced an earlier one of 1577, and the lighthouse was added in 1826.)



Development Pattern Part



Sub-Area Location

Spatial Analysis

This strip is outside the Citadel at the foot of the Magdalen Fields. **Layout** is strongly linear and characterised by short self-contained terraces with front gardens, some developed with a functional purpose, some opportunistic.



There is some consistency here with quite a regular grain developed around the large-scale commercial footprint of the former maltings. Dotted buildings at the far eastern end are remnant maritime development. The tightness of the conservation area boundary and the shallowness of the estuary means the area's **setting** – extensive ridged rock formations visible at low tide – is very close-at-hand at this point. **Views** of Spittal Point are wide and close from this lower levels. Tunnelled views through Ness Gate are very evocative.



Character Analysis

Land Use, Built Form and Architectural Style

Today, residential land use dominates but industrial and maritime buildings are still evident, principally the maltings with its larger linear footprint. The residential is similar to that in the Citadel, two or three storeys with pitched roofs in simple, rugged Georgian and Victorian styles. The swept pyramidal roofs of the maltings are very distinctive.



IMPORTANT: This summary must not wholly replace detailed use of the full Conservation Area Character Appraisal & Management Strategy.

Features, Detailing and Materials

Masonry is local natural sandstone usually in rough blocks, with some dressings at openings. There is virtually no render and minimal brick. Residential **doorways** tend to have simpler raised dressed stone surrounds or hoods. Most **windows** are traditional timber sliding sashes; some window openings have classical proportions. The maltings have a few commercial arched openings and upper level loading doors, and small windows typical of the building type. **Roofs** are mainly slate. Chimneys and the maltings' industrial vent protrude strikingly into views from the Magdalen fields above. There are very few rooflights or dormers.



Spaces

Outside the **Walls**, below Ness Gate, a reclaimed corner of low lying river bank is laid out as a tiny pocket park, as with other spaces in the lee of the Walls at Castle Dene and Flagstaff Park. The sub-area has one main **street**, in tarmac with some areas of setts. One or two historic setted slips flank the solid quayside edge and a drinking fountain (as at the bankfoot in the Riverbank Sub-Area). The layout and topography mean both **front** and **back gardens** are on display. In the lee of the pier is a large flat



grassed area of naturally reclaimed sandy land, containing a distinctive open shelter, recently restored. Mostly outside the conservation area, the Pier is a long, hefty piece of stone and concrete engineering, weathered and rugged but sufficiently human-scale to provide an invigorating walk.

Loss, Intrusion and Damage

Though quite well intact, the sub-area's housing does suffer from minor **loss** and replacement of original details, and some **inappropriate** designs, materials and methods. There is also pressure for change of use and/or development at the maltings.

Key Management Issues (see page 133)

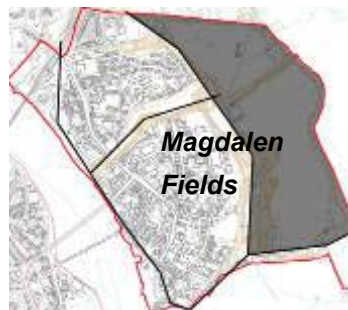
- Identification & Protection: **1A, 1B, 1C, 1D, 1F, 1G**
- Control Of Change: **2A, 2B, 2D, 2E, 2F, 2I, 2M, 2N**
- Maintenance, Repair & Enhancement: **3A, 3B, 3C, 3N, 3O, 3U**

Magdalen Fields

The largest and least built-up sub-area, defined by vast, elevated, open, grassy spaces with large-scale landforms, wide views and a rugged cliff-top edge.

Historical Development

Edward I's circuit of walls and towers, begun in 1296, were maintained into Tudor times (including adding Lord's Mount, 1539-42, and Bell Tower, 1557). The ingenious Elizabethan Walls were begun in 1558 inside the Edwardian Walls, excluding the whole north section of the walled town ('the Remainder'). Magdalen Fields (referring to a hospital dedicated to St Mary Magdalen founded before 1296) evolved from agriculture and quarrying, through various military schemes, to modern recreation. By the mid Victorian period, leisure activities took hold, joined by a large caravan park to the north after the Second World War.



Development Pattern Part



Sub-Area Location



Spatial Analysis

Defensive remains define the **development pattern**, with the vast landforms and spaces of the Walls, ditches and dry-moats emphasising their fundamentally divisive influence over the town's spatial evolution. There is geological interest in the rocky edges to the sub-area.

Wide **views** across the Magdalen Fields are in sharp contrast to the Citadel and Remainder with long sweeps of undulating grass backed either by an infinite North Sea horizon or the town's built edge. Panoramic views to the river, bridges, Tweedmouth and Spittal Point are highly stimulating, with Spittal's chimney a powerful foreground marker to very long views down the coast. Glimpses through the Wall's gateways are important whilst, atop the Walls, the experience is radically different, with sub-areas either side of the Walls becoming part of the same scene, especially the rich views of the Citadel's spirited patchwork roofscape.



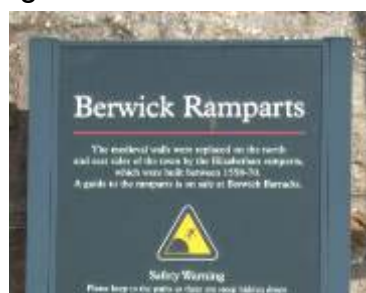
IMPORTANT: This summary must not wholly replace detailed use of the full Conservation Area Character Appraisal & Management Strategy.

Character Analysis

In sharp contrast to the Citadel's tight built pattern, this sub-area is defined by open spaces – the Magdalen Fields and the north and east stretches of the Walls. Historic military **land uses** and modern tourism and recreational uses (walking, golf, bowls, cricket and a 'pocket park') are key to the sub-area.

Magdalen Fields are an expansive, bracing space, high on an exposed cliff-top, fully grassed and sculpted with ancient ridge-and-furrow field formations, vast military earthworks and golf fairways. Various informal paths cross the area, plus a single-track road and four very small car-parks. The few buildings include a cricket pavilion and golf club (neither of special interest), the walled-in bowling green with neat timber pavilion and ornamental gardens, and a small but prominent 1964 coastguard tower.

The walk on the **Walls** offers an ever-changing encounter with robust military infrastructure and the town it defended. They are structures in the landscape and linear viewing platforms. The stretches in this sub-area are colossal artificial landforms – battered stone ramparts, grassed embankments and scrubby mounds, all rectilinear and angular in nature. Remnant masonry also has archaeological importance. Modest visitor infrastructure and trees add to the scene. Flagstaff Park is a sheltered mid twentieth century addition in a dry-



moat. An addition in the dry-moat at the Cumberland

Bastion, a nineteenth century cattle market, is now a tarmac supermarket car-park, too indifferent to its historic setting to fit in well. Along the south eastern stretch is a notable link with the arc of green gardens in the Palace Green / Ravensdowne Sub-Area.

Key Management Issues (see page 133)

- Identification & Protection: **1A, 1B, 1E, 1F, 1G, 1H, 1I**
- Control Of Change: **2A, 2B, 2F, 2J, 2K, 2M, 2N, 2O, 2P**
- Maintenance, Repair & Enhancement: **3A, 3B, 3N, 3O, 3W**



Berwick-upon-Tweed Borough Council
Planning Unit
Council Offices
Wallace Green
Berwick-upon-Tweed
Northumberland
TD15 1ED

Tel: (01289) 330 044
E-mail: ar@berwick-upon-tweed.gov.uk
www.berwick-upon-tweed.gov.uk

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BOROUGH COUNCIL