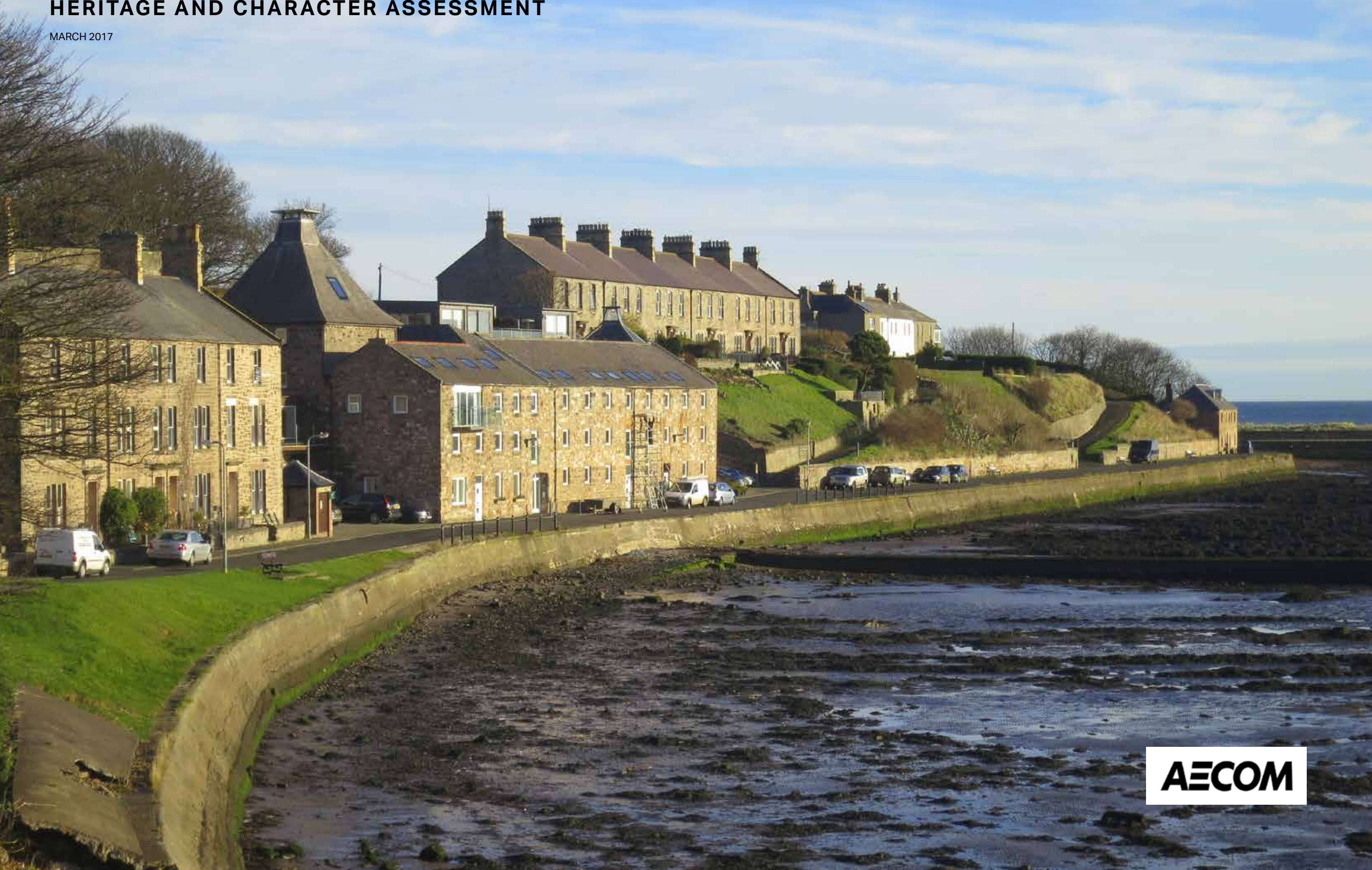


BERWICK-UPON-TWEED HERITAGE AND CHARACTER ASSESSMENT

MARCH 2017



AECOM

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DRAFT

Introduction

This report presents a summary of the history and character of Berwick-upon-Tweed and the surrounding area, within the borough of Berwick-upon-Tweed in Northumberland. It has been prepared by consultants at AECOM on behalf of Locality, working closely with the Berwick Neighbourhood Planning Group and is based on a detailed appraisal of the area carried out through desk study and fieldwork.

Landscape character assessment is a process used to describe and articulate what is special and distinctive about a particular place by identifying recognisable patterns of elements or characteristics that make one landscape different from another. Landscape is defined by the European Landscape Convention as “..... an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors.” This definition is broad and encompasses natural, rural, urban and peri-urban areas.

The information generated through the process of characterisation can be used as evidence to support the planning and design process. This approach is supported by the National Planning Policy Framework (NPPF), which states that neighbourhood plans should develop robust and comprehensive policies based on an understanding and evaluation of its defining characteristics (DCLG, 2012). In doing so, policies can ensure that development responds to local character and history, and reflects the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

Approach

The approach of this study follows well-established landscape character assessment techniques. The detailed desk study and fieldwork carried out to inform this assessment underpins the classification and description of character areas and broadly follows the process set out in the “Approach to Landscape Character Assessment” (Natural England, 2014). This approach has been tailored to meet the specific needs of the neighbourhood planning process and draws on further best practice guidance including:

- Using Historic Landscape Characterisation (Historic England 2004);
- Character and identity Townscape and heritage appraisals in housing market renewal areas (Historic England and CABE 2008); and
- Understanding Place Historic Area Assessments: Principles and Practice (Historic England 2010).

Historic England, previously English Heritage has issued a number of guidance and best practice notes covering a range of issues in relation to the conservation and management of historic places and heritage assets all of which are available on the Historic England website (<https://historicengland.org.uk/advice/planning/>).

This study builds upon previous work carried out for the former Berwick-upon-Tweed Borough Council including;

- Berwick Spittal & Tweedmouth Neighbourhood Plan: Towards a vision and objectives, (2016); and
- Berwick-upon-Tweed Conservation Area, Spittal Conservation Area and Tweedmouth Conservation Area, (2008).



Spittal from Highcliffe estate



Berwick Town Hall

Public consultation

Members of the Neighbourhood Planning Steering Group were invited to share their knowledge and experience of the history and character of the area. A workshop took place on Thursday 26th January 2017 at Berwick Town Hall where the Neighbourhood Planning Steering Group consulted with AECOM to both discuss and refine the draft landscape character areas. The following questions were posed to facilitate the discussions during the workshop:

- What aspects of the heritage and character of the area do you particularly value?
- Are there any issues relating to the heritage or character of the area which you would like to see resolved?
- Are there any aspects of heritage or character which you feel are particularly sensitive to change?
- What do you consider the main pressures will be in the future which could threaten the distinctive characteristics of the area?

A number of key considerations emerged from the consultation, which have informed the preparation of the study. These are summarised below :

- Attractive place to live, work and visit;
- Outstanding built heritage in a stunning setting beside the coast, Tweed estuary and the rural hinterland;
- Strong historical and cultural associations;
- Berwick, Tweedmouth and Spittal are distinctive in form and setting, physically close yet different in character which enhances the richness of Berwick;
- Spittal and Tweedmouth are often overlooked but have their own distinct identities;
- A wide variety of buildings, places and spaces which should be celebrated and protected;
- The influence of the River Tweed, estuary and coast and the beaches at Berwick and Spittal;
- Relevance of transport in historical development;
- Primary routes are busy, bridge crossings congested and active frontages are limited;
- Loss of historic alignments due to pressure from traffic and parking (car and coach);
- Open space within the urban fabric is limited but highly valued as are the beaches; and
- Opportunities and threats of continuing change through development.

CONTEXT



Location

This section of the report describes the location and context of the Berwick-upon-Tweed area and summarises current planning policies which are relevant to the study.

The borough of Berwick-upon-Tweed is located on the Northumberland coast in the North East of England and borders Scotland along its northern and western extents and the North Sea to the East, as shown on Figure 1. The borough covers an area of approximately 2897.95 hectares and has a population of approximately 11,500 (Berwick-upon-Tweed Town Council, 2017). Berwick is an historic English market town and an important border town that has been both Scottish and English during its 900 year history.

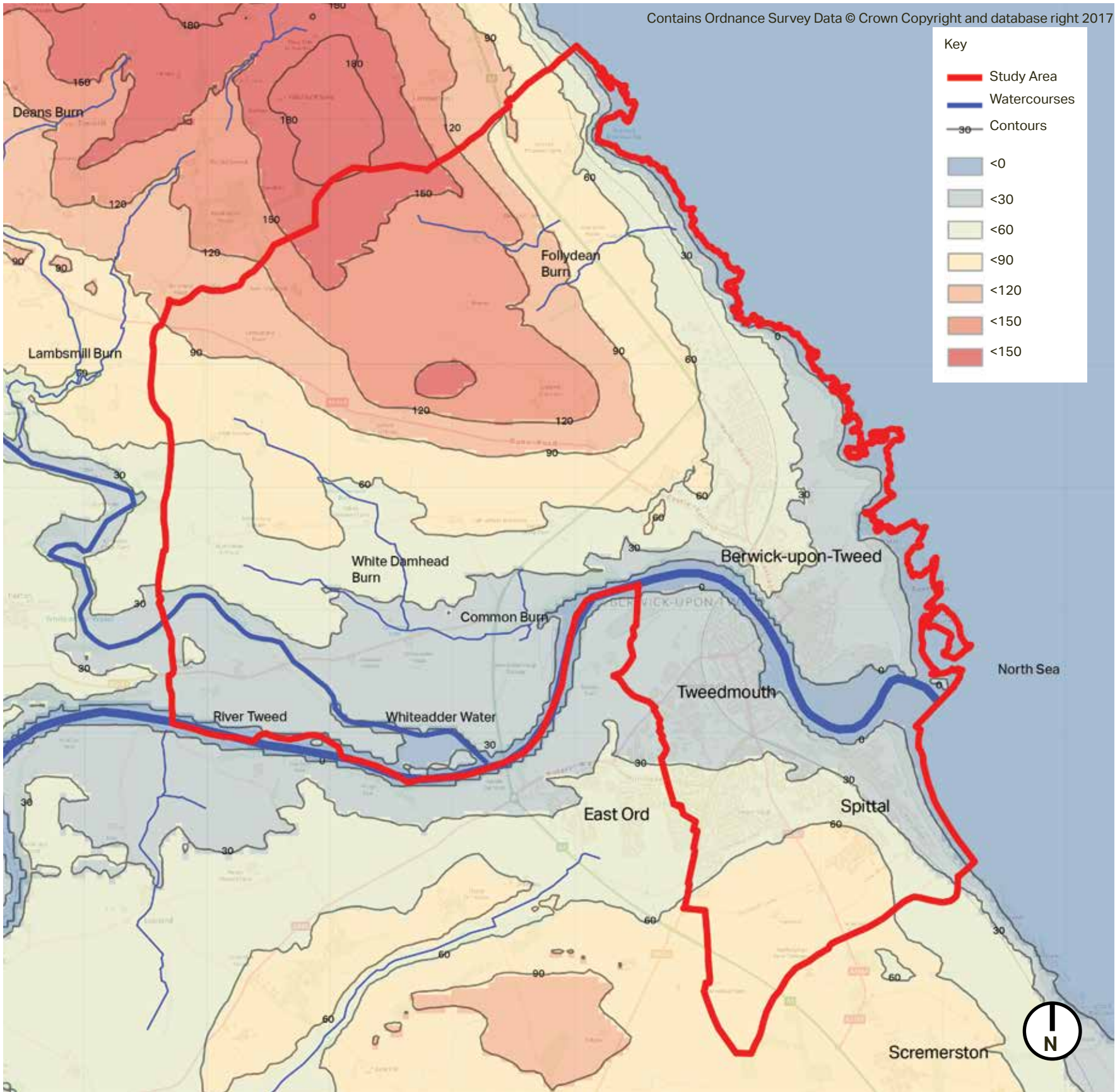
The settlements of Berwick, Tweedmouth and Spittal form the urban core of the borough and are located at the mouth of the River Tweed with Berwick located north of the River Tweed and the other settlements to the south. These three settlements are often collectively referred to as Berwick-upon-Tweed. Berwick is dissected by the East Coast Mainline railway, with the historic town core immediately north of the River Tweed and south east of the railway line with the majority of the post 1850 settlement concentrated on an area to the north and west of the railway line extending along both the A1167 and the A6105 road corridors. To the south of the River Tweed lies Tweedmouth extending along the foreshore looking back towards Berwick. Spittal adjoins Tweedmouth further east, and extends along the coast at Spittal Beach. East Ord is located further inland to the west of Tweedmouth and is part of Alnwick Borough.

Berwick is flanked to the west by the A1 strategic road route, the main transport corridor between Scotland and England. This important route originally passed through the town but a bypass was later built leaving the now A1167, passing north to south through the town, in its place. Bridges spanning the River Tweed are iconic features of the town and include the Royal Border Bridge, a Grade I listed railway viaduct, the Royal Tweed Bridge, a Grade II listed structure providing the main vehicular route between Tweedmouth and Berwick and the older and narrower Grade I listed Berwick Bridge.



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Figure 1 : Location and context plan, NTS



Geology and soils

The underlying geology of an area is often largely hidden from view but has a strong influence on its character, having been shaped by natural processes including erosion and sedimentation over millions of years. These processes help to define the landform, soils, vegetation, drainage and building materials which are common in an area.

The underlying bedrock within the area is complex and is strongly influenced by the coastal location and rivers. Along the coast the bedrock is part of the Yoredale Group formed of Limestone, Argillaceous Rocks and Subordinate Sandstone, which were formed in shallow carbonate seas. Further inland and to the north the bedrock is part of the Hawick Group of Wacke, formed in deep seas. To the south is the Border Group made of Sandstone with Subordinate Argillaceous Rocks and Limestone formed from river deposits. Inland and to the west is a large area of the Inverclyde Group made of Sandstone, Siltstone and Mudstone that was formed from river deposits (BGS, 2017).

The UK Soil Observatory, Soils for England and Wales map (Cranfield University, 2017) indicates that soils in the area largely coincide with the underlying geology. Soils are predominantly classed as 'slightly acid loamy and clayey soils with impeded drainage'; this includes lower ground and the urban area around Berwick. Further north and on high ground soils are classed as 'freely draining slightly acidic loamy soils' and around the river banks of the River Tweed soils are 'freely draining floodplain soils'.

Topography and hydrology

The topography and hydrology of the study area are characterised by the main river corridor of the River Tweed which runs west to east, and its tributary, Whiteadder Water to the north-west, which drain into the North Sea that runs along the east coast of the study area. Landform falls towards these two river corridors and also towards the North Sea on the east coast. There are steep cliffs north of Berwick at approximately 55m AOD. Land rises to a high point of approximately 160m AOD at Halidon Hill, to the west of Berwick.

Within the urban area land rises away from the Tweed estuary which gives built development within Berwick and Tweedmouth a stepped appearance. Berwick is mostly built on the gently sloping south western flank of a promontory which terminates at a steep escarpment (known locally as a 'brae') plunging towards the Tweed most notably to the west at Castle Terrace and becoming less apparent towards the east where the brae merges with the low sea cliffs. There are braes on the opposite side of the Tweed too with both Spittal and Tweedmouth originating at their foot.

Figure 2: Topography plan, NTS

Planning Policy Context

National Plannning Policy

National Planning Policy Framework (NPPF), 2012

The NPPF requires local authorities to set out in their Local Plan a positive vision for the enhancement and enjoyment of heritage assets (DCLG, 2012). Part 12 Conserving and enhancing the historic environment clearly states that local authorities should recognise “the desirability of new development making a positive contribution to local character and distinctiveness” and should seek “opportunities to draw on the contribution made by the historic environment to the character of a place”.

Planning Practice Guidance, 2014

Planning Practice Guidance was reviewed, catalogued and published on the internet by the government in 2014 (DCLG, 2014). The section on design includes guidance on promoting landscape character (Paragraph: 007Reference ID: 26-007-20140306). It states that “development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development” and that the “successful integration of new development with their surrounding context is an important design objective”.

Local Plannning Policy

Northumberland Local Plan Core Strategy - Pre-Submission Draft-Proposed Major Modifications (Northumberland County Council, 2016)

The following emerging policies from the Draft core strategy are relevant to this assessment. It should be noted that these policies are still being developed and may alter.

Policy 28, Principles for the environment: In plan-making and assessing development proposals, the character and significance of Northumberland’s distinctive and valued natural, historic, built and water environments, landscape, heritage assets, townscape and, where appropriate, their settings will be conserved, protected and enhanced.

Policy 30, Landscape: Plans and proposals should maintain and where appropriate enhance important elements of landscape character, as defined in the Northumberland Landscape Character Assessment and other relevant studies, guidance or management plans. In assessing development proposals in relation to landscape character, consideration will be given to the setting and surroundings of the County’s historic towns and villages, ensuring that new development on the edge of settlements does not harm the landscape character of the settlement edge and, where possible that it has a net positive impact.

Policy 33, Historic environment and heritage assets: In plan making and assessing development proposals, there will be a requirement to ensure the conservation, and enhancement of the significance of Northumberland’s historic environment and heritage assets and their setting by ensuring that:

- Decisions affecting a heritage asset will be based on a sound understanding of the significance of that asset and of the impact of any proposal upon that significance.
- Proposals that would result in harm to or total loss of the significance of designated heritage assets will not be permitted except in exceptional circumstances where the harm is outweighed by public benefit.
- New development in historic settlements and conservation areas should seek to reinforce local distinctiveness through appropriate design and the use of appropriate materials. Developments in Conservation Areas should enhance or better reveal their significance.

Berwick-upon-Tweed Borough Local Plan (Berwick-upon-Tweed Borough Council, 1999)

The saved policies of the former Boroughs of Northumberland Local Plans, form the current planning policy for the Berwick-upon-Tweed area. Saved policies which are relevant to this assessment are listed below:

F3 Tweed Valley, Kyloe Hills, Glendale: Development will be permitted where it is compatible with the principal objective of conserving or enhancing the natural beauty of these areas.

F5 Berwick-upon-Tweed: Within the town of Berwick-upon-Tweed, including Tweedmouth, Spittal and East Ord, development will be permitted provided that: i) it accords with its surroundings by virtue of its scale, density, height, massing, layout, materials, hard and soft landscaping including indigenous species, means of enclosure and access; and, ii) it accords with Policies elsewhere in the Plan.

F6 Special Protection Areas, Special Areas of Conservation and Ramsar Sites: Designated and potential Special Protection Areas, designated and candidate Special Areas of Conservation and Ramsar Sites will be conserved. This is applicable to the Tweed Estuary.



 Berwick-upon-Tweed Borough and Neighbourhood Plan Boundary

Figure 3: Berwick borough planning area boundary, NTS

Landscape Designations

A number of statutory and non-statutory landscape designations cover parts of the study area and have been reviewed to determine the levels of protection currently given to the landscape within the study area. The major designations are discussed below and identified on Figure 4.

Both the River Tweed and the coastline to the east of Berwick support diverse habitats of national and international importance. This is reflected in the designations present with both Sites of Special Scientific Interest (SSSI) and Special Areas of Conservation (SAC) covering these areas. In addition the coastline is defined as a Heritage Coast in reflection of its natural beauty, terrestrial, coastal and marine flora and fauna and heritage features.

The Registered Battlefield of the Battle of Halidon Hill 1333, was listed in 1995 as the site where 'the army of King Edward III defeat a Scottish Army led by Sir Archibald Douglas during an attempt to relieve a siege of Berwick-upon-Tweed' (Historic England, 2017).

There are three Conservation Areas within the study area including Berwick-upon-Tweed, Spittal and Tweedmouth, which are designated by Northumberland County Council for their special architectural and historic interest.

The Tweed Area of High Landscape Value is designated by Northumberland County Council and covers the majority of the rural land within the study area, to the west of Berwick-upon-Tweed.

Cultural Associations

Berwick is derived from the old English Bere-wick which means barley farm and was likely first settled by the Saxons. Berwick-upon-Tweed has since become iconic for its violent history of the border wars between the English and the Scottish. Today the border town shows visible traces of its past with its Elizabethan fortifications a dominant feature of the town that continue to draw tourists.

With its coastal position, fishing and boat-building have historically been key industries. Tweedmouth and Spittal both emerged as small fishing villages.

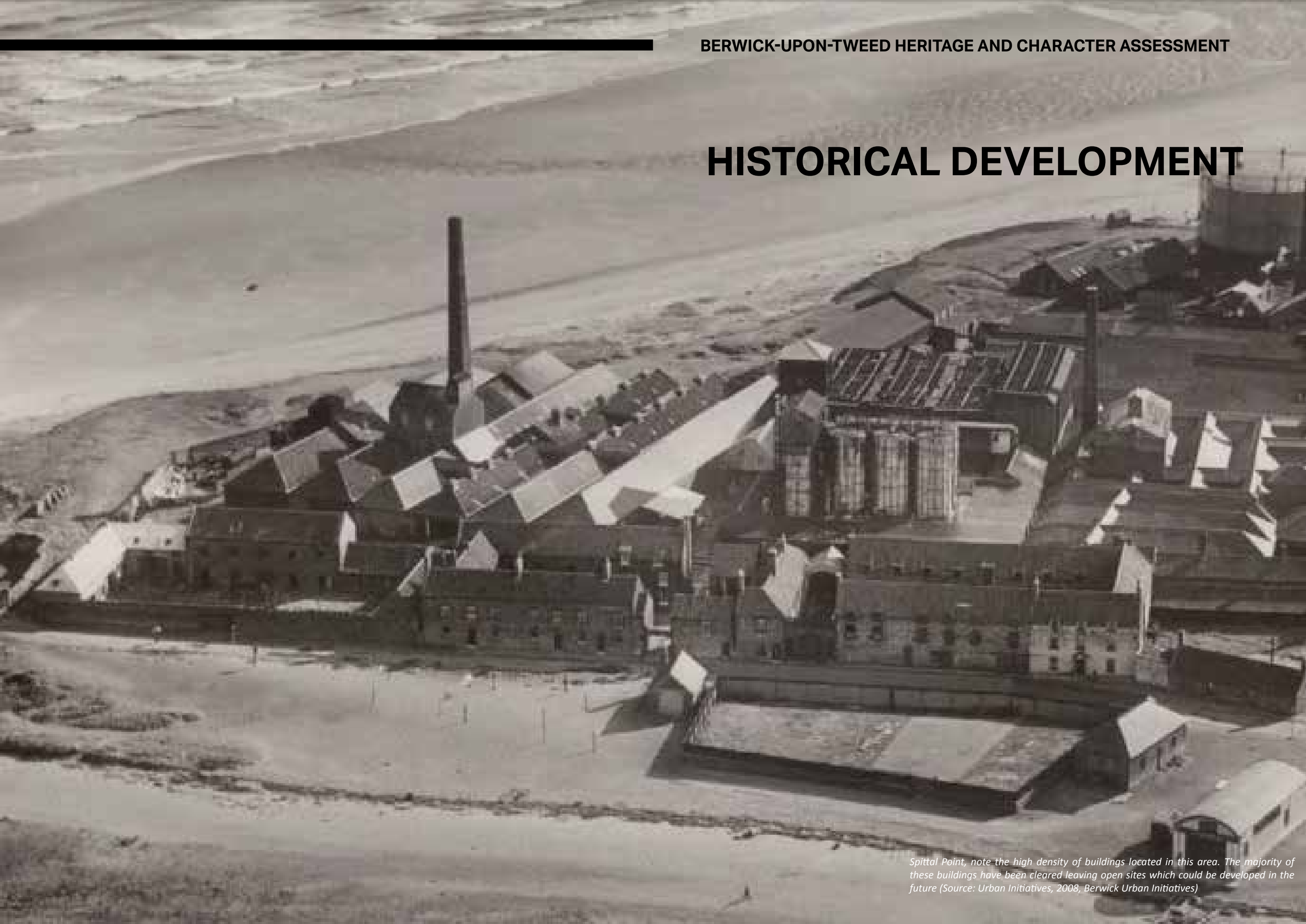
Artist L. S. Lowry had a love of the north-east and often visited Berwick-upon-Tweed as a holiday destination, where he would sketch scenes around Berwick, Spittal and Tweedmouth. Lowry's work is today captured in 'The Lowry Trail' which consists of 18 interpretation boards displaying his sketches across the three settlements.

Berwick-upon-Tweed celebrated its 900 year anniversary in 2015 with Berwick900; a yearlong festival with cultural events spread across the year. (Northumberland Tourism and Berwick Town Council, 2017)



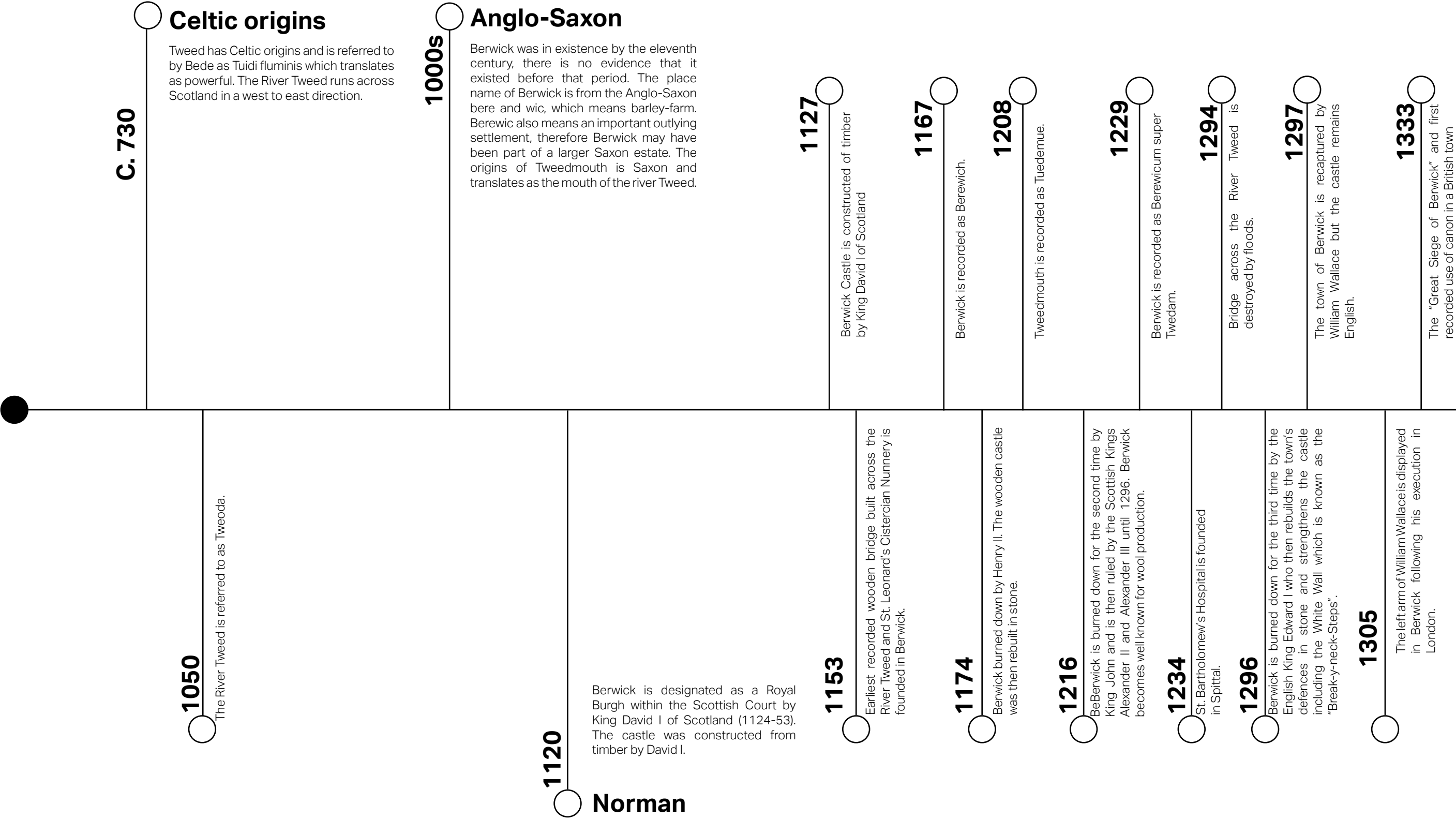
The Lowry Trail

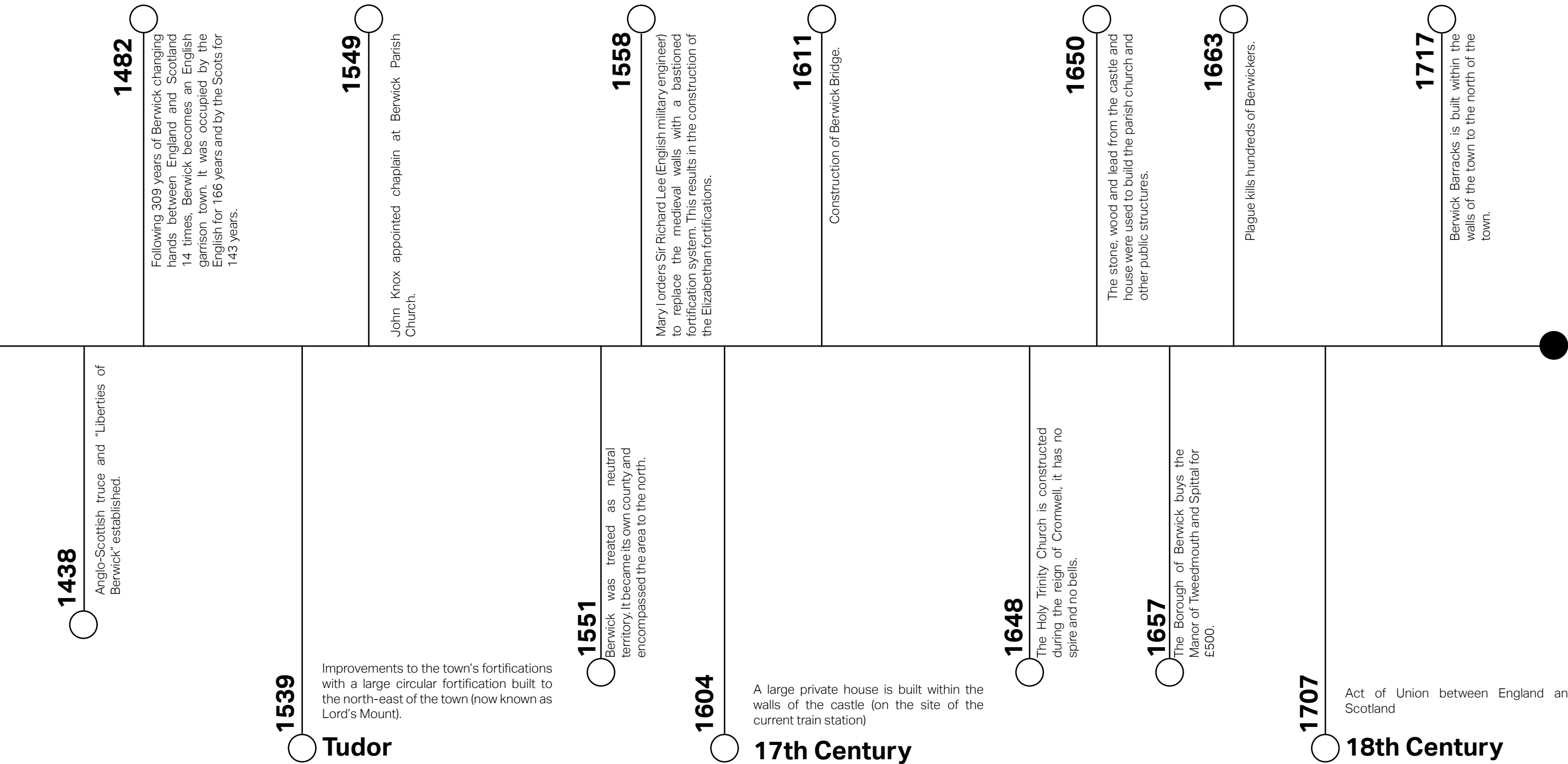
HISTORICAL DEVELOPMENT

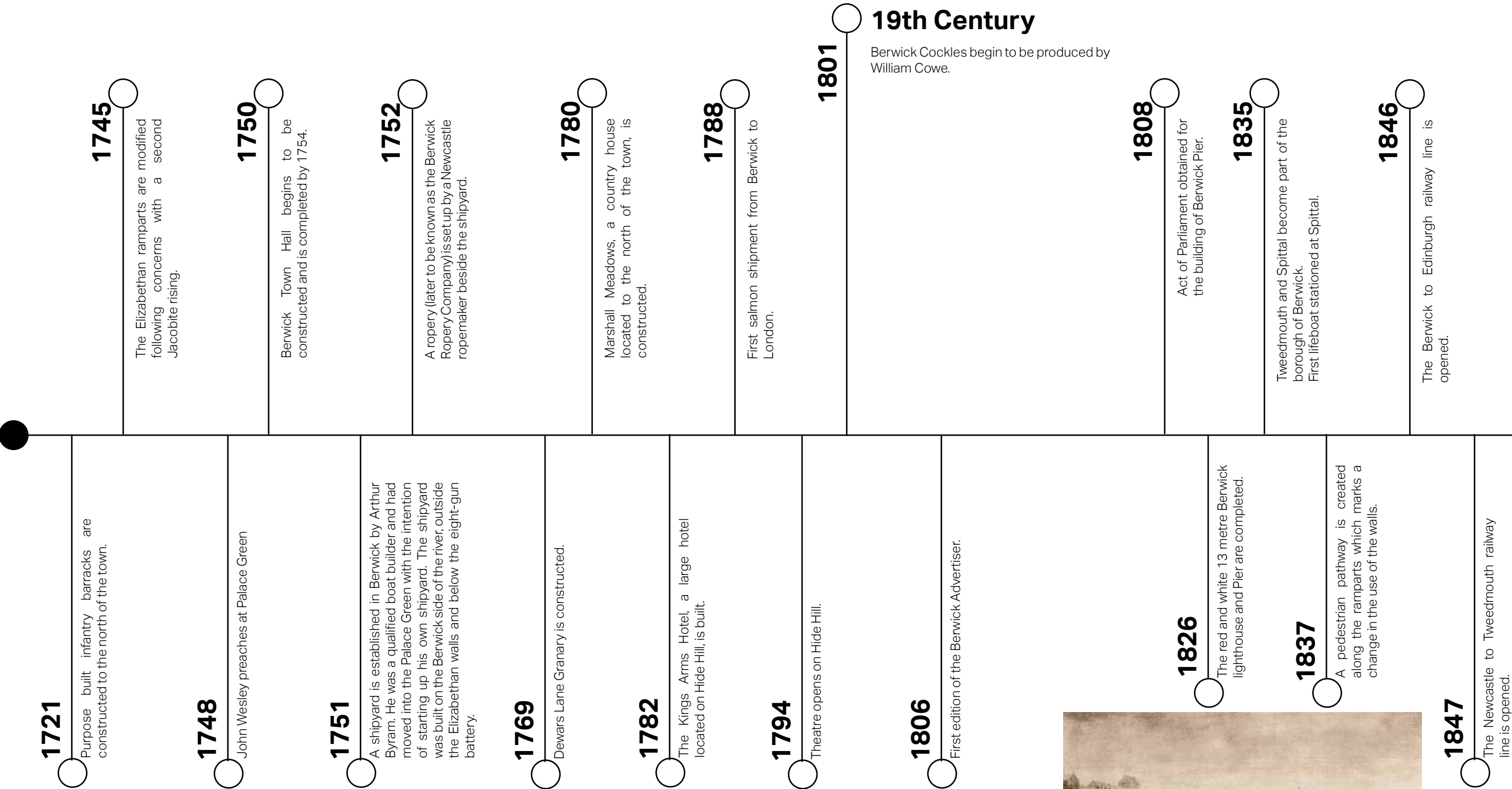


Spittal Point, note the high density of buildings located in this area. The majority of these buildings have been cleared leaving open sites which could be developed in the future (Source: Urban Initiatives, 2008, Berwick Urban Initiatives)

Timeline







The Old Bridge, Berwick c.1820 showing the arched gate and guard house which defended the town but is now demolished (Source: Walker (2009) Berwick Upon Tweed Through Time)

19th Century

Berwick Cockles begin to be produced by William Cowe.

1801

1808

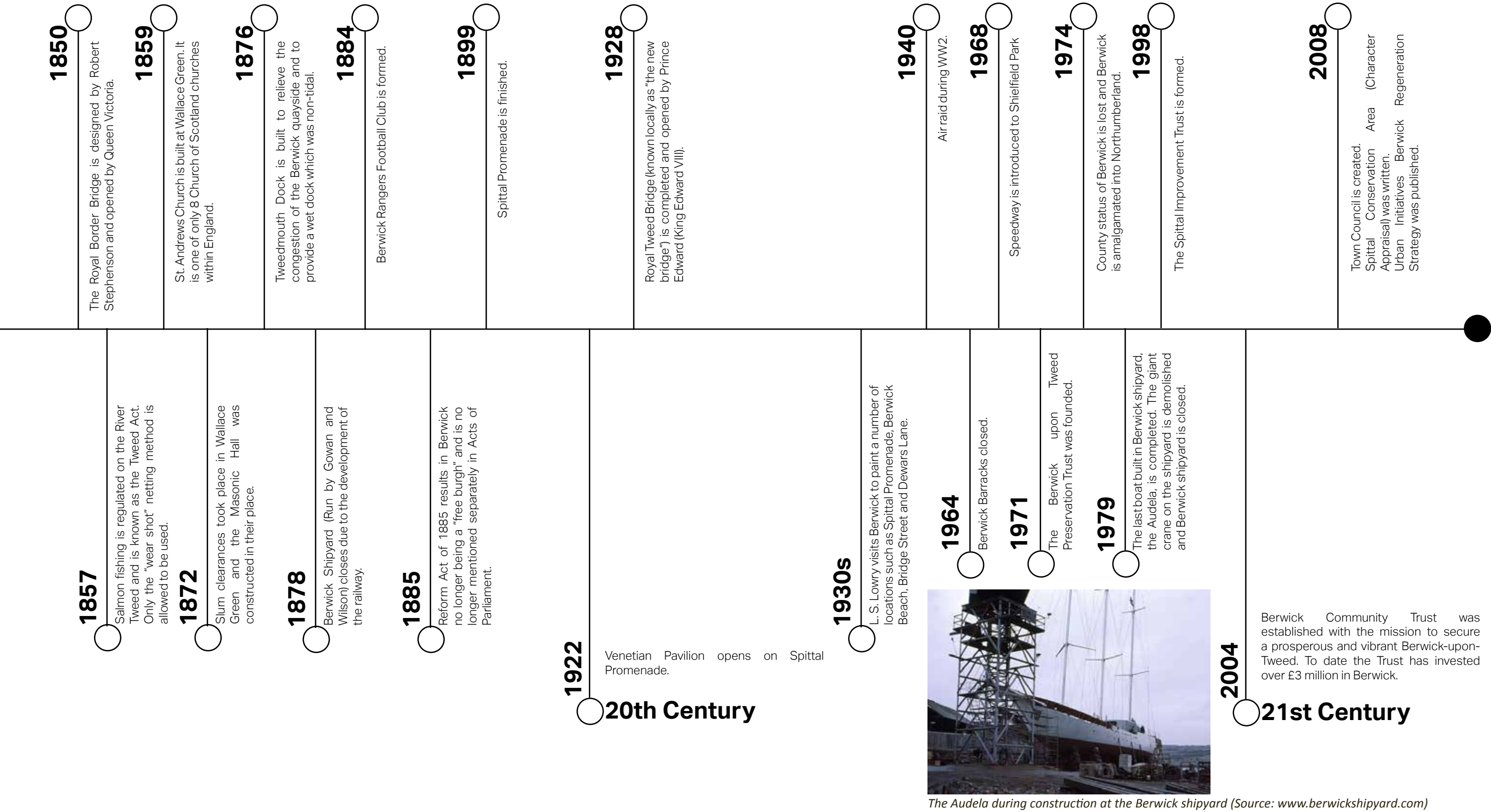
Act of Parliament obtained for the building of Berwick Pier.

1835

Tweedmouth and Spittal become part of the borough of Berwick.
First lifeboat stationed at Spittal.

1846

The Berwick to Edinburgh railway line is opened.



The Audela during construction at the Berwick shipyard (Source: www.berwickshipyard.com)

2009

The Borough of Berwick-upon-Tweed was abolished and becomes part of the unitary authority of Northumberland County Council.

Miller Destination Report: Berwick Upon Tweed published. This Destination Plan for Berwick upon Tweed was developed to drive action by the partnership of organisations that are involved in tourism, town development and the visitor economy within Berwick and it immediate hinterland. It covers the period from March 2008 to 2018. It focusses on the tourism potential and strengthening its identity for visitors by promoting its Unique Selling Point: 'the walled border town'.

Berwick-upon-Tweed Northumberland Extensive Urban Survey published.

Berwick Eastern Arc Sustainability Study published

2011

The Berwick-upon-Tweed Preservation Trust lead a £5 million project to restore the Dewars Lane Granary building and secure its future as a multi-use facility incorporating a Youth Hostel.

2010

Tesco build a new store to the west of Tweedmouth and Asda replaces the Co-op in the centre of Tweedmouth.

Berwick Eastern Arc Area Action Plan 2010 published.

Berwick received a grant of almost £600,000 from the Heritage Lottery Fund (HLF) to regenerate the historic market town. The investment is part of HLF's Townscape Heritage Initiative (THI) which funds the regeneration of historic areas with serious social and economic needs. The money has helped restore a number of significant historic buildings located at both ends of West Street and Eastern Lane, along with a number of other buildings in West Street.

2013

BERWICK-UPON-TWEED Distribution and Significance of Urban Waterlogged Deposits published

General Overview of Heritage Assets

Listed Buildings

Listed Buildings are buildings of special architectural and historic interest. They are designated by the Secretary of State.

The Berwick Neighbourhood Plan area contains 307 listed buildings. These buildings have been designated by Historic England as having special interest by way of their historic and architectural interest. However, just because other buildings or features within the area have not been designated does not mean that they do not have local historic or architectural interest or merit.

Scheduled Monuments

Scheduled Monuments are nationally important archaeological sites. Permission to alter scheduled monuments is required from the Secretary of State. There are 9 Scheduled Monuments located within the Neighbourhood Plan Area. A full list of the scheduled monuments are provided within the Appendix A.

Conservation Areas

Conservation Areas are designed to protect features of an area which make them distinctive and include both buildings and the spaces which surround them.

There are three Conservation Areas within the Berwick Neighbourhood Plan Area:

- Berwick-upon-Tweed
- Tweedmouth
- Spittal

Each of these conservation areas have Conservation Area Appraisals and Management Plans, these are documents which demonstrate the area's special interest, they analyse the positive and negative aspects of the area and identifies any opportunities for additional protection or enhancement.

Following a rapid character assessment of Berwick's three existing conservation areas by English Heritage, the North of England Civic Trust was commissioned to produce Conservation Area Character Appraisals and Management Strategies with full involvement of the local community. Workshops and meetings were held at which local people identified what was important to them within the local area and identified opportunities for positive change. These documents then informed the wider masterplan and subsequent Regeneration Strategy.

Since the development of the character appraisals, the Conservation Area Advisory Group has provided direct advice to the Council on management issues and a local Building Recording Group is creating accurate surveys of historic buildings in the town.

Copies of the Conservation Area Appraisals can be found through this link:

<http://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/Conservation/Conservation-Area-appraisals.pdf>

Local Listed Buildings

Local lists play an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment. Local lists can be used to identify significant local heritage assets to support the development of Local Plans. There has been no local list produced for the Berwick area by Northumberland County Council. However, some buildings of interest have been identified within the Spittal Conservation Area Appraisal 2008. For the areas outwith the Spittal Conservation Area, an assessment of the buildings within the area was carried out and a number of historic buildings were identified as contributing positively to the character and historic interest of the area. These buildings are considered to be non-designated heritage assets and buildings of local interest and have been highlighted within each Character Area.

Historic Photos



Quay Walls on Bridge Street mid 19th century. The medieval corner building was later removed and the granary building to right converted to dwellings (Source: Walker (2009) Berwick upon Tweed through Time)

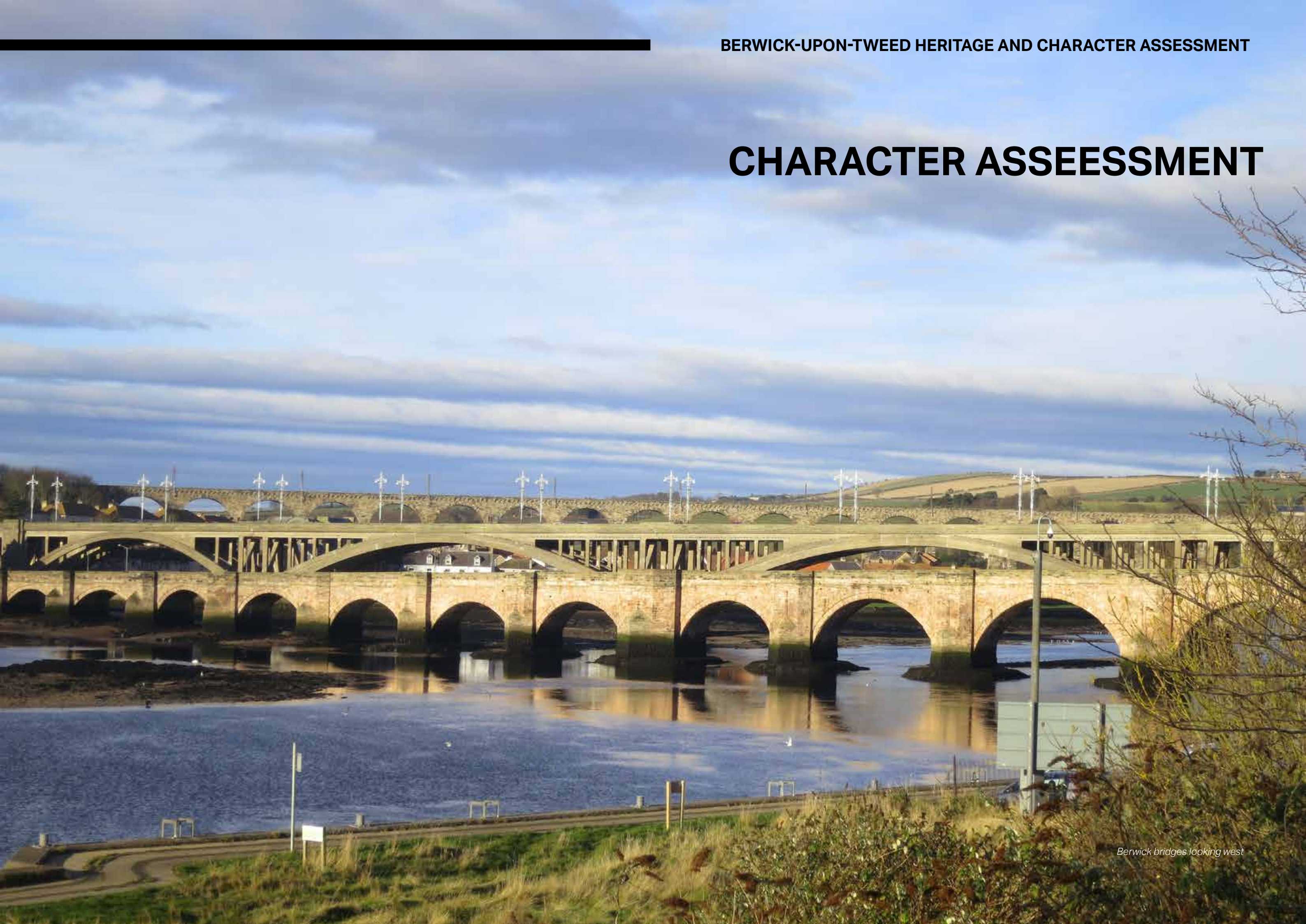


Bridge Street, Berwick c.1906 (Source: Walker (2009) Berwick Upon Tweed Through Time)



Berwick High Street (Source: Walker (1999) Berwick Upon Tweed Then & Now)

CHARACTER ASSESSMENT



Berwick bridges looking west

Existing Character Assessments

National

Existing character assessments have been reviewed to provide some context to this more detailed assessment. The study area falls within National Character Area (NCA) 1: Northumberland Coastal Plain as defined by Natural England (Natural England, 2014). This NCA is broad but provides some context to the character of the study area. The key characteristics of this area which are of particular relevance to this assessment are:

- Coastal trails, wildlife and historic sites attract large numbers of visitors to this popular area of coast, with access provided by the A1 and East Coast Mainline.
- Prominent and distinctive medieval castles, fortifications and religious buildings reflect the historic importance of ecclesiastical influences and the strategic defence of the coast and Anglo-Scottish border.
- Limited woodland cover confined to small but prominent blocks and shelterbelts adjacent to farmsteads and settlements, with larger areas of mixed broadleaved woodland in the river valleys and around the Howick estate.
- Farmed landscape of predominantly large, open arable fields and permanent pasture, with some remnant semi-natural grassland in the valleys and coastal fringes. Fields are bounded by low, often fragmented hedgerows, grey sandstone walls and post-and-wire fences.
- Diverse coastal scenery with the ‘hard’ coast of spectacular high cliffs, offshore islands and rocky headlands contrasting with the ‘soft’ coast of sweeping sandy bays, sand dunes, mudflats and salt marsh.
- The rivers Tweed, Aln and Coquet, as well as numerous smaller watercourses, meander across the coastal plain to the sea.

Regional

The study area also falls within The Northumberland Landscape Character Assessment (Landuse Consultants, 2010). The Landscape Character Assessment is split into two parts and looks at ‘Landscape Classification’ as well as ‘The Changing Landscape’ that introduces principals for managing change.

The Berwick-upon-Tweed Borough falls into five of these characters areas, with the majority of the study area within 1A: Tweed River Mouth, 4A: North Tweed Coast and 16A: Halidon (Figure 4). Small areas are also located within 3A: Haggerston and 16B Duddo and Low, however these areas are small and deemed to of have little influence on the overall character of the study area.

1A: Tweed River Mouth

Description:

- Sweeping river course, separating the historic core and outlying areas of Berwick, with mud banks and sandy beaches at the river mouth.
- Historic character, including the medieval core and medieval/post-medieval fortifications of Berwick on the north side of the River Tweed, and the historic bridges spanning the river.
- Large-scale industrial buildings at Tweedmouth form a dominant feature within views from the north.
- The high arched railway bridge forms a distinctive landmark and this is complemented by the old road bridge into the historic core of Berwick.
- Views are typically focused on the bridges and towards the coast. (p.39)

Vision Statement:

“This landscape has a number of important features, notably the river valley and the relationship of the historic built features with the landscape and seascape. The pattern and structure of the surrounding farmland has been partially eroded through loss of field boundaries. The vision for this landscape is therefore the protection of views to important features and management of the urban setting.” (p. 26)

4A: North Tweed Coast

Description:

- North of Berwick, the land rises onto a series of high cliffs, which drop sharply down to a rocky foreshore of wave-cut platforms.
- At the top of the cliffs is a mixed arable and pastoral area, crossed by the busy A1 dual carriageway, and the East Coast Mainline railway.
- The northern edge of Berwick comprises industrial and commercial units, with post-war housing behind. (p.47)

Vision Statement:

“The principal aims of landscape planning policies and initiatives should be to arrest the erosion of character and loss of condition of landscape elements where this has occurred, and in so doing raise the general quality of the landscape. The coastal landscape and adjacent seascape is a key element of Northumberland’s tourist economy, and requires a degree of protection.” (p.33)

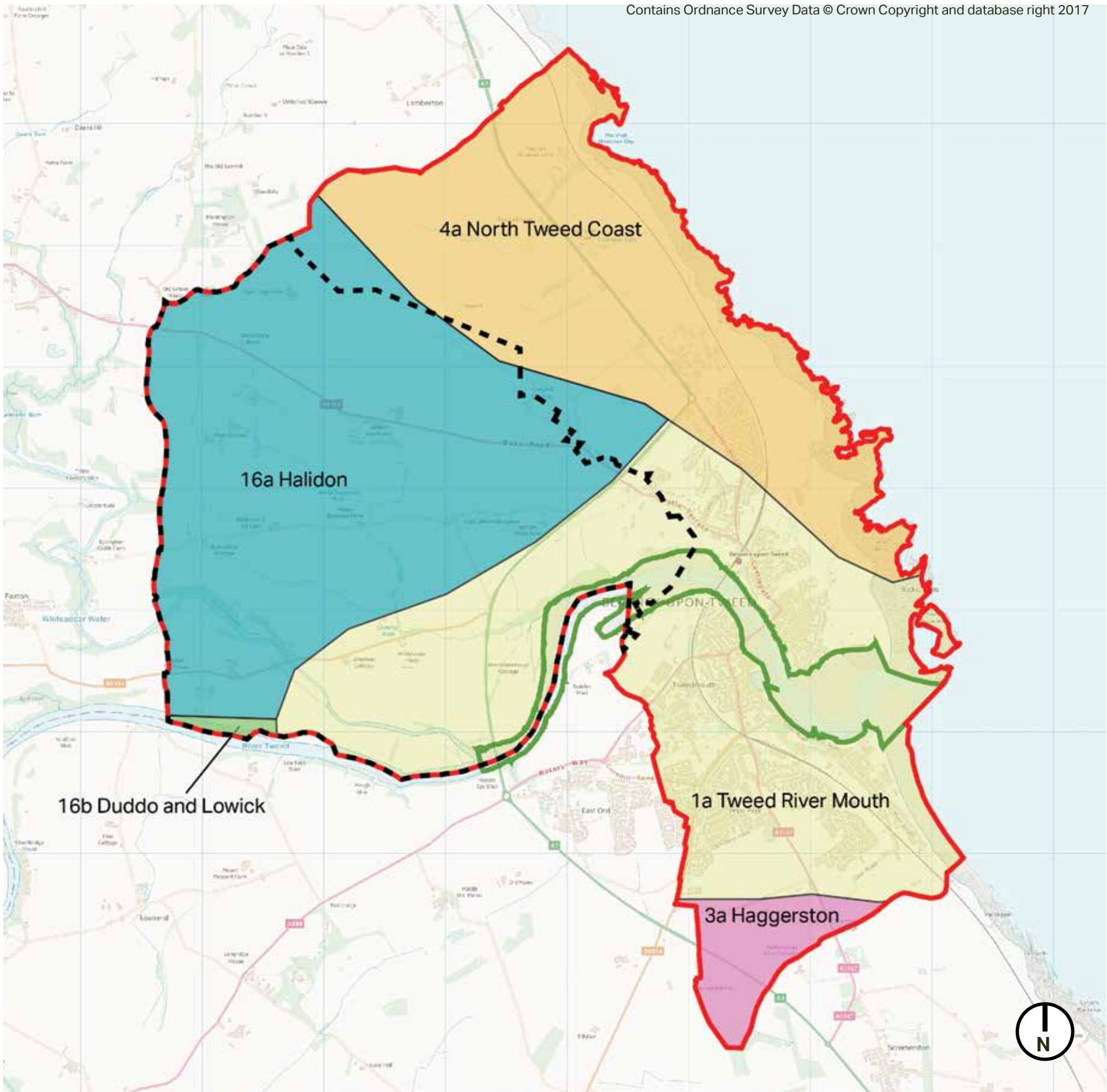
16A Halidon

Description:

- Sloping arable farmed fields situated above the Whiteadder Water and River Tweed.
- The landscape is characterised by medium sized arable and pasture fields, defined by hedgerows with occasional field trees. Some stone walls are found close to the Tweed valley.
- Halidon Hill provides a dramatic viewpoint to Berwick and in particular the view of the railway bridge as it crosses the Tweed. Halidon Hill has historical significance as the location of the Battle of Halidon Hill which took place in 1333 between the English and Scots. (p.83)

Vision Statement:

“This is an extensive and open agricultural landscape, with a consistency of character which is a positive feature of the landscape. The wooded valleys and estate woodlands are positive features within the landscape, providing local interest. Landscape features are typically well maintained, although there has been some loss of hedgerows. ” (p.64)



Key

- Study Area
- The Tweed Area of High Landscape Value
- Tweed Estuary Special Area of Conservation

Northumberland Landscape Character Assessment, Prepared by Land Use Consultants for Northumberland County Council

- 16a Halidon
- 4a North Tweed Coast
- 1a Tweed River Mouth
- 3a Haggerston
- 16b Duddo and Lowick

Figure 4 - Landscape Character and Landscape Designations NTS

The results of the desk study and fieldwork have been analysed and seven distinct character areas have been identified, as shown in Figure 5. These have been informed by the following:

- Historical development - including street pattern, land use, conservation areas and heritage assets;
- Movement - including physical boundaries such as railway lines, roads, rivers and gateways, nodes and linkages;
- Urban structure and built development - including density and building height, enclosure, architectural style and detailing;
- Land use and levels of activity;
- Green space and public realm - including those with planning policy and statutory protection, and how this relates to buildings and spaces; and
- Views and their contribution to an understanding of character, including the identification of landmarks.

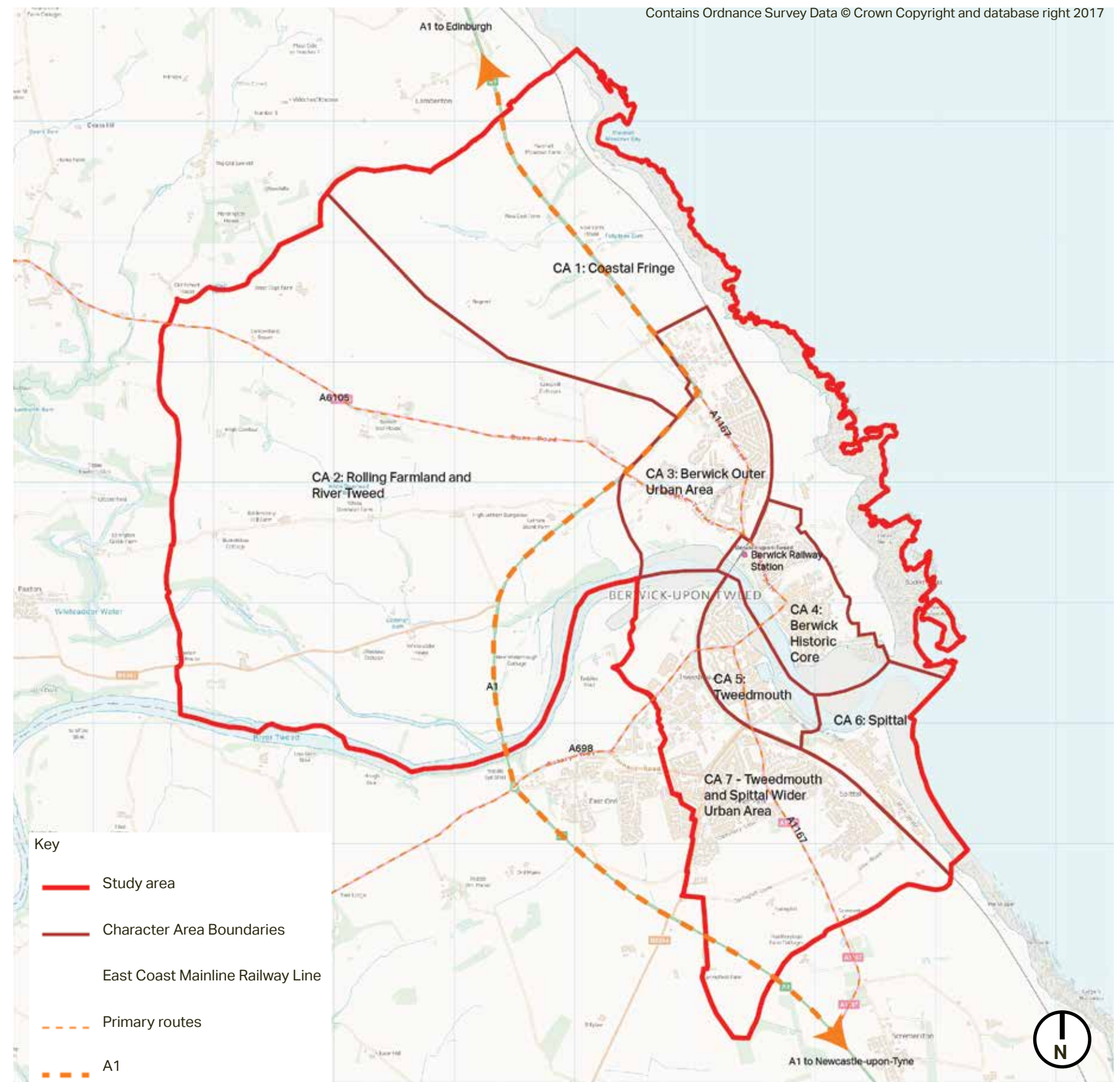


Figure 5 - Character Areas Location Plan, NTS

Character Area 1 - Coastal Fringe

Key Characteristics

- A linear strip of land that follows the coastline, bound by steep cliffs to the north east becoming lower to the south east with several sandy bays.
- Landcover is mostly open grassland (amenity or rough grazing) or arable, with some hedgerows and a small amount of tree cover, generally limited to shelterbelt blocks.
- Linear transport routes are found in this area including the A1, East Coast Mainline railway and the Berwickshire Coastal Path, a long distance walking route that follows the coast. All have the opportunity for dramatic views towards the sea and create an exciting approach to Berwick when travelling from the north.
- Built development within this area includes a few scattered farms, concentrated mostly along the road corridor of the A1 north of Berwick, and two caravan/holiday parks situated on lower level ground close to the shore.
- Magdalen Fields are an expansive open space with ancient ridge-and-furrow field formations, military earthworks and golf fairways.
- A smooth continuity between the different land uses along the coastal fringe including; golf courses, farmland and the ramparts exist due to the openness of the land and panoramic views towards the North Sea.



Steep cliffs and sandy beaches

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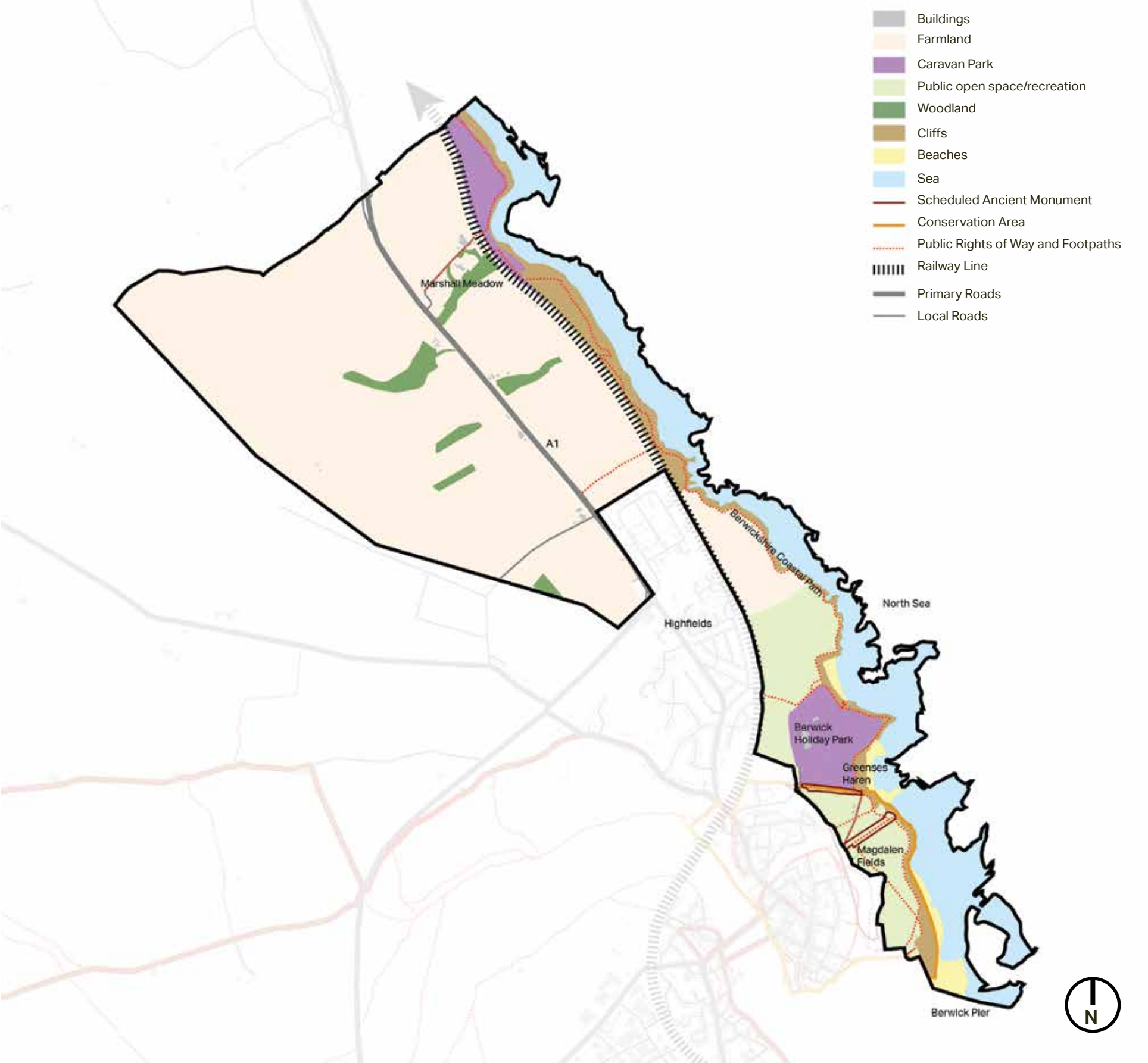


Figure 6: CA 1: Coastal Fringe

Topography and hydrology

This linear stretch of land falls both towards the North Sea in the east and to the mouth of the Tweed estuary in the south. North of Berwick, the land rises onto a series of high cliffs (approximately 20m AOD) which drop sharply down to a rocky foreshore of wave-cut platforms. The land rises consistently to the west to a ridgeline of approximately 120m AOD. Further south the high cliffs give way to lower poorly consolidated cliffs with a much gentler gradient between the land and sea, with sandy beaches and rocky outcrops providing direct access to the shore.

Movement and connectivity

Movement is focused along the linear routes that travel north to south through this area, most notably the East Coast Mainline railway and the A1 road corridor. There are also a few minor roads in the north which connect farms and isolated properties with the A1. To the south Northumberland Avenue and Parade provide access to the golf course, beach and holiday park. Public Rights of Way include the Berwickshire Coastal Path, which follows the coast and paths that link with Berwick urban area and town centre. There is also a path network that follows along the top of the ramparts.

Land use

There is a mixture of land uses within this area, many of which provide open spaces that are spaciouly set apart from each other. This includes private arable farmland to the north with several scattered farms, which are accessed from the A1 and a small caravan park located adjacent to the coast. Further south land use is public or semi-public and dominated by leisure uses. Semi-public areas include a clustered holiday park close to the beach at Greenses Haven, and the Magdalene Fields golf course which extends from the urban edge to the coast. Several small parking areas provide access to beaches and the coast along with a small play area adjacent to Berwick Holiday Park.



The railway line is a consistent linear feature



Farmland north of Berwick

Landscape structure and built form

This area is mostly unsettled with an open feel and little tree planting. Development is generally sparse and where it is found it is formed in clusters or as scattered isolated farms. There are also two holiday parks with static caravans and facility buildings and a club house building at the golf course. Berwick Holiday Park provides the most comprehensive built form within the character area with regular spaced static caravans extending out in both linear and radial form reflecting the expansion of the park. Marshall Meadows static caravan site to the north is much smaller in scale with a narrow linear arrangement of static caravans extending out along the cliff top. Other built development includes two medium sized wind turbines, infrastructure associated with the railway corridor and overhead lines. The land cover is mostly open land, either amenity grassland or arable farmland. There are small groups of trees in places and more substantial shelter belt planting close to farms in the north; however this does not interrupt the overall openness of this character area.

Heritage assets

This area comprises the coastal fringe north of the River Tweed and is an essentially rural landscape. A small number of historic farmsteads, including Folly Farm and New East Farm, reflect the agricultural nature of the coastal land.

Listed buildings

A single listed building can be found within the southernmost area of the character area. This comprises the town fortifications (NHLE 1290222).

Scheduled monuments

There are two scheduled monuments within this character area comprising Spades Mire linear earthwork and section of ridge and furrow (NHLE 1015521) and an area of the medieval and post-medieval fortifications at Berwick upon Tweed (NHLE 1015968) although this largely lies within CA 5.

Conservation areas

The Berwick-upon-Tweed Conservation Area covers the southernmost tip of the CA, although this Conservation Area largely covers the historic core of Berwick within CA 5 and so shall be discussed within that section of this report.

Further information on the above heritage assets can be found on the Historic England website: <https://historicengland.org.uk/>

Green space and public realm

The linear nature of this area provides a wide green corridor between Berwick and the coast. To the north land is privately owned farmland and public access is via the Public Right of Way that runs along the coast. The golf course to the south forms a large area of semi-public open space which runs adjacent to the urban edge.

Views

Open views towards and along the coast with open skies; provide a constant that runs throughout this area. They encompass a range of coastal experiences from rugged cliffs to softer sandy bays. Views from the A1 corridor extend across rolling farmland to a local ridgeline as well as to the coast. From the southern boundary of this area there are open views across the estuary towards Spittal and the cliffs that rise above the coast further south.



Greenses Haven with Berwick Holiday Park behind

Managing Change

Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These generally relate to the coastal location and open, undeveloped nature of the landscape and comprise the following:

- Open and undeveloped nature of the landscape.
- Attractive seascapes with views towards the coast and open skies.
- Accessibility along the coast.
- Attractive beaches and rocky outcrops along the coast.
- Open views across the mouth of the Tweed Estuary to Spittal and the coast beyond.
- Historic features within the landscape including linear earthworks and ridge-and-furrow field formations.

Issues to be addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to accessibility to the coast and quality of facilities.

- Accessibility and legibility of the coastal area from within Berwick town centre.
- Condition of the coastal footpath, (Berwickshire Coastal Route).
- Condition of facilities at the beaches.
- Weak development boundaries to the north adjacent to the Ramparts Business Park and around the Holiday Park, necessary to reinforce development boundaries and to provide a framework for them within the wider landscape.

Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate to encroachment of urban expansion from holiday parks and the northern settlement edge and an increase in recreational activity in the area.

- The open, un-developed coastal landscape which provides a setting to Berwick is particularly sensitive to development pressure in the form of expansion of the holiday parks and from encroachment from the urban edge.
- Historic features within the landscape including the earthworks from increased visitor pressure.
- Expansion from the Ramparts business park into the open countryside to the north.
- The strong horizontal nature of the coastal landscape is sensitive to the addition of vertical elements such as wind turbines.

Character Management Principles

In order to address the issues highlighted above, principles for managing change should focus on sustaining, reinforcing or enhancing those aspects which are key contributors to local distinctiveness. The following principles should be considered when defining policies with respect to heritage and character:

- Conserve the open un-developed character of the landscape and the dramatic coastal views.
- Reinforce the structure planting around Berwick Holiday Park to help set it within the coastal landscape creating a cohesive boundary treatment.
- Future development within the Ramparts Business Park should be limited to the north and defined within a strong planted boundary treatment in order to define the urban limits and provide screening from views experienced along the A1 looking over the open coastal landscape.
- Opportunities to improve wayfinding and interpretation from Berwick town centre to the coast, both to the beaches and the Berwick Coastal Path.
- Improve pedestrian and disabled accessibility to the beach at Greenses Haven and other beaches close to Berwick town centre by providing wheelchair safe access routes and improved beachside facilities.
- Limit the future development of wind turbines to be associated with the urban edge rather than set within the open countryside.



Golf course and Berwick Holiday Park in the distance



View from the Ramparts towards Magdalene Fields Golf Club

Character Area 2: Rolling Farmland and River Tweed

Key Characteristics

- Sloping farmland falls towards the sweeping river course of the River Tweed and its tributary Whiteadder Water to the south.
- Open, expansive views across the Tweed valley and towards the Cheviot Hills, create a strong visual connection with the inland landscape.
- Land rises to a rounded hill with a high point of 160m AOD at Halidon Hill and falls towards the Tweed River Corridor to the south where it becomes more undulating.
- Landcover comprises of medium sized arable and pasture fields, defined by hedgerows with occasional field trees, post and wire fences and drystone walls. There are intermittent pockets of woodland planting along the river and some small areas of shelterbelt planting associated with settlements.
- Masts and overhead lines are a common feature with distant views of wind farms to the south.
- Two principal routes extend through the character area. The A6105 follows the contour extending east west and the A1 road corridor runs north to south. A network of narrow rural roads and long distance routes and Public Rights of Way extend across the wider countryside.
- Settlement is scattered and limited to occasional roadside properties, farms and fishing shiels next to the river.
- Halidon Hill has historical significance and provides a dramatic viewpoint to Berwick and in particular the Royal Border Bridge as it crosses the Tweed.



Open farmland with scattered settlement

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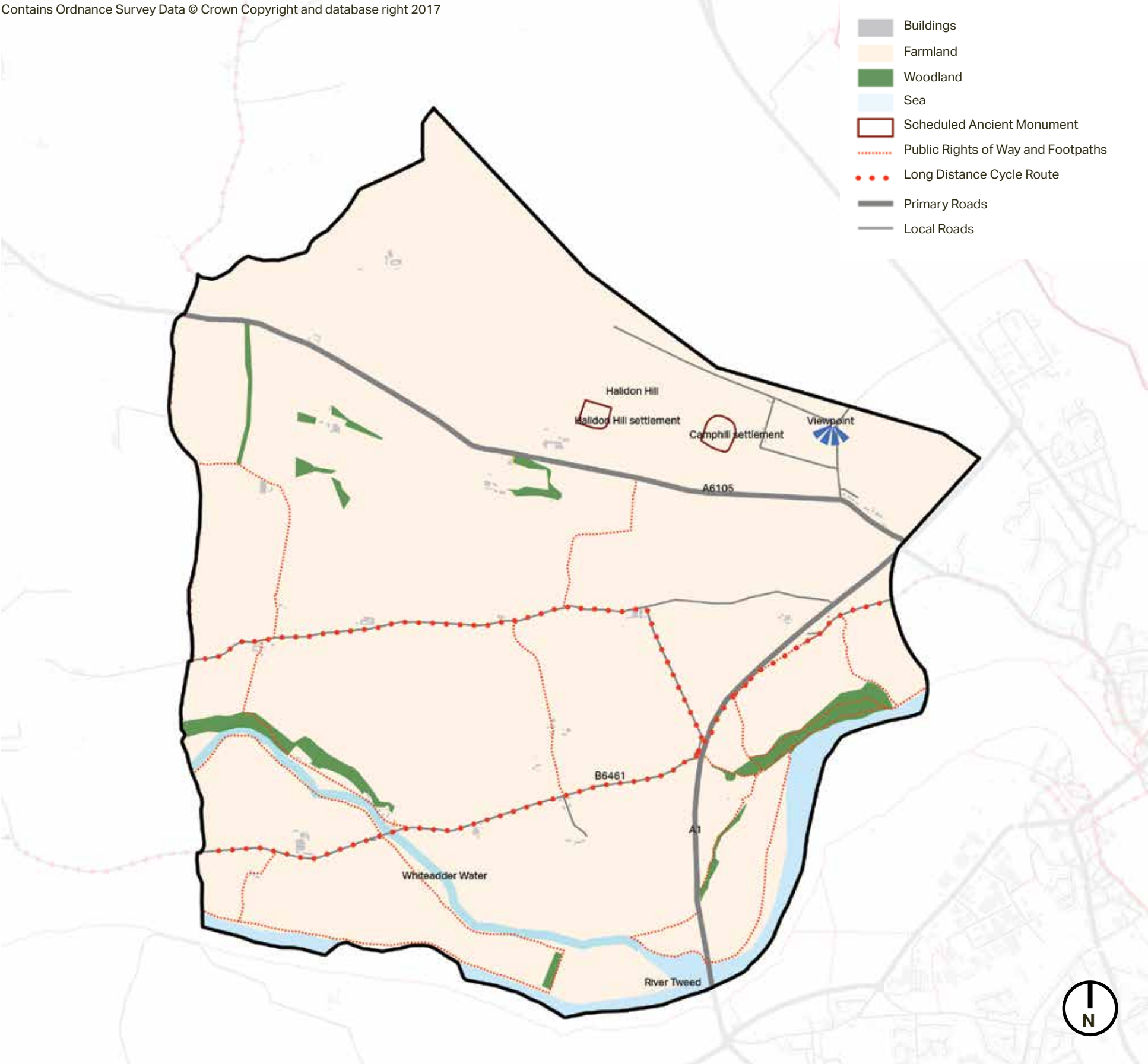


Figure 7: CA 2: Rolling Farmland and River Tweed, NTS

Topography and hydrology

The topography within the area is characterised by the River Tweed, which forms a wide valley. Land rises to form a rounded hill at Halidon Hill with a high point of approximately 160m AOD and falls towards the river corridor in the south. The lowest point follows the river corridor at approximately 0m AOD. The River Tweed and its tributary Whiteadder Water both flow from the west, draining towards the North Sea in the east. The River Tweed has a strong tidal influence which is apparent some way upstream with the character of the river changing dramatically from a broad flowing river to one narrowly confined by shoals.

Movement and connectivity

The A1 is the major transport corridor and passes through the south eastern edge of the area, with a road bridge crossing the River Tweed. Other roads that connect to the A1 have a much more rural character and include the narrower A6105, which extends from Berwick west along with other minor rural roads. There is a network of Public Rights of Way and Long Distance Routes, including Berwick Borough Boundary Walk and the Ravenber Way, that cross through this area. Public Rights of Way follow the river corridor and pass through the countryside, connecting with Berwick along its western boundary.



Rural roads and rolling farmland

Land use

The main land use comprises settled farmland with open pasture and arable fields extending to the wide river corridor of the River Tweed with its soft vegetated banks. Settlement is dispersed with scattered farms or hamlets that are connected by a network of local roads. Deciduous woodland is located in intermittent blocks along the river corridors of the Tweed and Whiteadder Water. This tree cover along the lower lying land creates a sense of enclosure around the river in comparison to the much more open land cover experienced on higher ground. Pockets of tree cover are also located within the farmland, including small blocks of shelterbelt planting close to some settlements and occasional hedgerow trees, however the sense of openness on these higher slopes prevails.

Landscape structure and built form

Settlement and built form is limited to scattered farms and houses or hamlets, located along the local road corridors. These are generally one and two storey properties built from local stone with slate roofs. Historic farm buildings reflect a similar use of materials with more modern farm buildings larger in scale and made of concrete block with metal sheet roofs. There are several fishing shiels located close to the river corridor. The field pattern includes medium size fields regular in form on the upper slopes becoming more irregular closer to the River Tweed. The field boundaries include a mixture of traditional stone walls, hedgerows and post and wire fencing.

Other built elements include several masts and overhead lines, as well as views towards wind turbines in the distance.

Heritage assets

This character area is essentially rural and contains a number of historic farmsteads linked by narrow country roads. The existence of these farmsteads and the farmed fields which surround them show that this area is agricultural and would have been farmed by a number of individual farms. The historical farm complexes include New East Farm, Loughend Farm, Conundrum Farm, Bogend Farm, Letham Shank, High Letham, Brow of the Hill, Sanson Seal, White Damhead, Baldersbury Hill, High Cocklaw, Baitstrand (formerly called Bait Cross and Strand), Cumberland Bower, and West Edge Farm (formerly called New West Farm). The farmsteads were developed from the late 18th and early 19th Century, however the majority are no longer in agricultural use and have been converted to residential.

The historic farm buildings are predominantly constructed of local stone and comprise of a mixture of single and two storey structures. The architectural styles of the buildings within this area have been designed simply with large square lintels and pitched slate roofs. Modern farm structures are larger in scale and constructed of metal cladding.

Listed Buildings

There are two listed buildings within this character area, Sanson Seal, which is a Grade II detached house dating to the 19th century (NHLE 237330) and the Grade II listed Corporation Arms Inn (NHLE 1042459). It is constructed with red sandstone and has a hipped roof. It is well proportioned architecturally with classical elements including stone banding, moulded cornice and a central pediment.

Scheduled Monuments

There are three Scheduled Monuments, Halidon Hill settlement (NHLE 1003657), site of the battle of Halidon Hill (NHLE 1000012) and Camphill settlement (NHLE 1003658).

There are no conservation areas found within this character area.

Further information on the above heritage assets can be found on the Historic England website: <https://historicengland.org.uk/>

Green space and public realm

Most of the land within this character area is privately owned, with public access limited to Public Rights of Way or Long Distance Routes. There is a designated viewpoint at Halidon Hill with car parking and information boards.

Views

There is a designated viewpoint at Halidon Hill, this viewpoint has elevated panoramic views across the Tweed Valley extending to the coast. It provides visitors with a unique view that displays the visual context behind the richness and diversity that is reflected in the character of Berwick, Tweedmouth and Spittal with the special relationship between sea, land and river set against the adjacent expanse of open countryside and backdrop of distant hills.

Elsewhere in this character area there is a strong visual connection with the inland landscape with distant views to the Cheviot Hills predominating with less focus on the coast and the urban area of Berwick. There are varying types of views within the area, which change from the near to mid-distance views along the low lying river corridor to the vast and panoramic views experienced on higher ground.



Panoramic views towards Berwick-upon-Tweed from designated viewpoint at Halidon Hill



Fishing Shiel along the banks of the River Tweed

Managing Change

Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These generally relate to the open countryside, expansive views and consistency of character and comprise the following:

- The open agricultural landscape which demonstrates a consistency of character.
- Expansive views over the rolling farmland and Tweed valley to the Cheviott Hills.
- Undiscovered feel of viewpoint at Halidon Hill and the panoramic view experienced.
- Historical and cultural significance of this border landscape.
- Rural countryside character and undeveloped nature.
- The riverside Public Right of Way provides proximity to nature and wildlife.



View across the wide valley of the River Tweed



Farm and mast at Halidon Hill



Isolated farm

Issues to be addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to improved accessibility and management of the landscape.

- Conflicts with crossing points over the A1 and improved linkages between the rural and urban areas. Currently there are no designated cycle routes or safe crossing points for cyclists prohibiting cycle connectivity between Berwick and the open countryside.
- The military history and significance of the Battle of Halidon Hill 1333, is somewhat ignored and lacks adequate visitor interpretation.
- Landscape features are typically well maintained, although there has been some loss of hedgerows and occasional stone walls are in disrepair.

Sensitivity to change

- There are also some elements which are particularly sensitive to change. These relate to the historic and cultural significance of this border landscape as well as the sensitive habitats along the River Tweed.
- Relatively open undeveloped skyline, could be affected by additional masts and the introduction of wind turbines or pylons within the area.
- Hedgerow and stone wall field boundaries could be lost if not well maintained.
- The intact character of the landscape reflected in the agricultural landscape and scattered settlement pattern and use of local stone in building materials.
- Loss or lack of information about the heritage associated with the English/Scottish border and the Battle of Halidon Hill 1333.

Character Management Principles

In order to address the issues highlighted above, principles for managing change should focus on sustaining, reinforcing or enhancing those aspects which are key contributors to local distinctiveness. The following principles should be considered when defining policies with respect to heritage and character:

- Improve sustainable transport connections with Berwick with safe routes and crossing points at the A1 for cyclists.
- Development should reflect the local vernacular style and materials and seek to reflect the existing pattern of scattered properties and farmsteads.
- Consider opportunities to improve the visitor interpretation surrounding Halidon Hill.
- Reinforce field boundary treatments particularly the stone walls and hedgerows.
- Sensitive siting of masts and other vertical structures to maintain the characteristic openness of the landscape and un-interrupted views experienced.
- Maintain and manage the sensitive habitats and nationally important conservation interests along the River Tweed corridor.

Character Area 3 – Berwick Outer Urban Area

Key Characteristics

- An urban area to the north of the historic core of Berwick. Land uses include predominantly residential, some large scale retail supermarkets, a cemetery and an industrial estate.
- This area shows the phased evolution of Berwick’s built fabric reflected in the 18th and 19th Century buildings with 20th/21st Century developments dominating the periphery of the town.
- Large Victorian villas extend out along North Road giving way to post war semi-detached residential estates which extend as far as the railway corridor to the east, each estate with its own distinctive style.
- Older Victorian housing is located in the south of this area, including large villas along Castle Terrace, a river escarpment that maximises the panoramic views towards the River Tweed and beyond.
- The main road corridor of North Road (A1167) runs through as a central spine and forms the northern approach and gateway into Berwick.
- Retail and commercial development is centred on the A1 junction along with light industrial development at the Ramparts Business Park.
- The East Coast Mainline bounds this area to the east and south, creating a clear boundary between character areas.
- Open fields extend from the western residential edge to the A1.
- The River Tweed forms the southern extents of the character area where the natural river escarpment falls sharply to the flat riverside where the dramatic and listed Royal Border Bridge crosses the Tweed.
- Fishing shiels such as Whitesand shiel are distinctive and attractive features within the river corridor.



The northern gateway to Berwick-upon-Tweed

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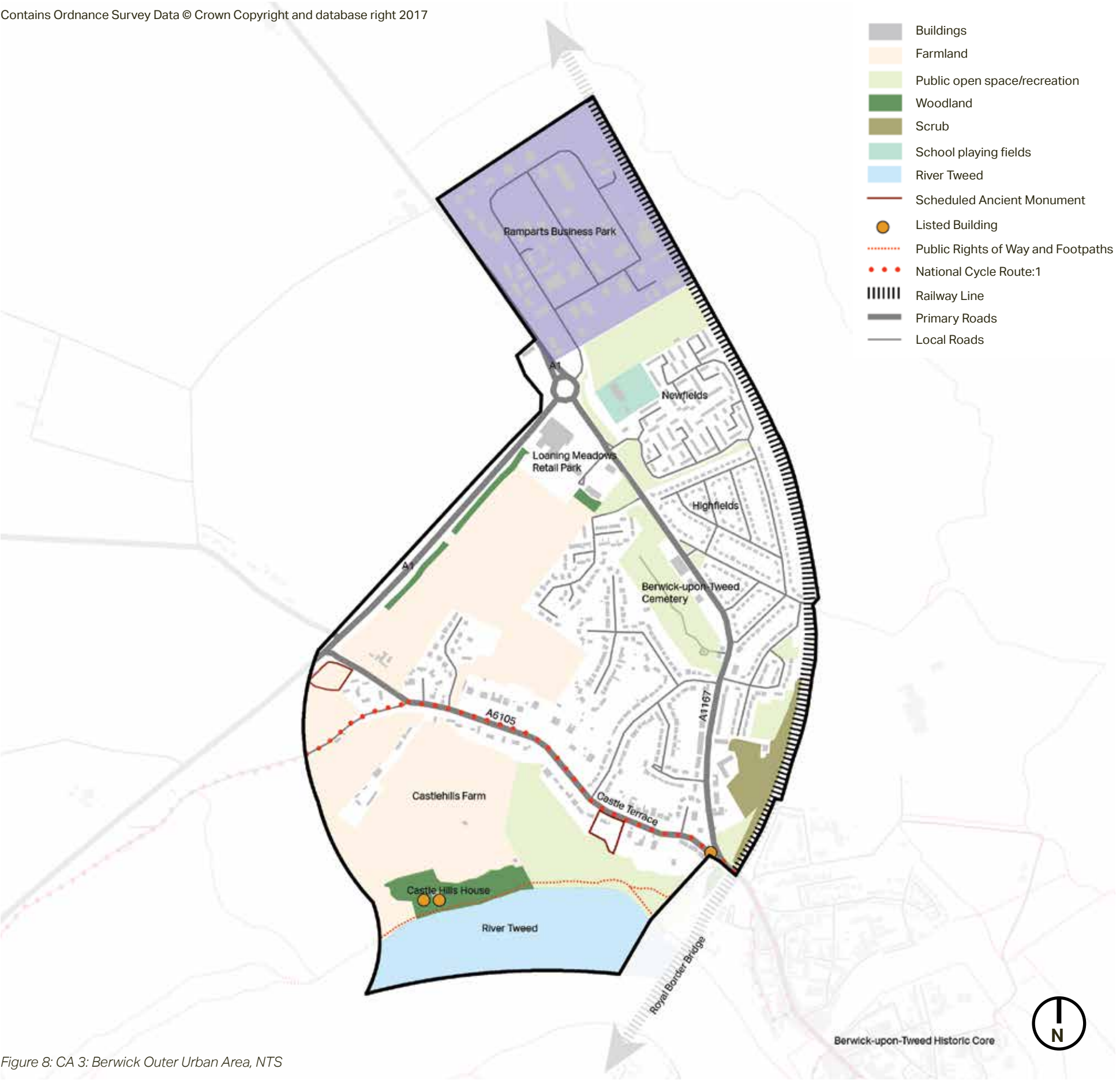


Figure 8: CA 3: Berwick Outer Urban Area, NTS

Topography and hydrology

Land within this area gently slopes towards the North Sea to the east and is more undulating in the west, where there is a high point of 75m AOD. Further south west land forms a steep escarpment which marks the urban edge and dramatically falls towards the River Tweed.

The wide river corridor of the River Tweed is the major hydrological feature within this area. It has a strong tidal influence which is apparent in the character of the river changing dramatically from a broad flowing river to one narrowly confined by shoals.

Movement and connectivity

There is a clear hierarchy of roads which divide the residential areas. The main transport corridors are the A1167 (North Road), running north to south which acts as the northern gateway to Berwick, and running east to west, the A6105 (Castle Terrace). Minor roads connect the surrounding residential estates with these two thoroughfares. This area is bound by the A1 to the north-west.

Pedestrian movement follows the road corridors, with the main pedestrian route towards the town centre following the busy North Road. There is a Public Rights of Way along the River Tweed that provides a quiet riverside walk. The National Cycle Route 1, which connects England and Scotland, also passes along Castle Terrace. Movement between this area and the river is quite restricted with just one access point at the junction of North Road and Castle Terrace.

Land use

Varying but distinct land uses exist across this character area, each with clear boundaries with little flow between the different uses. Residential is the main land use and follows this same pattern of nucleated clusters that are organised into estates, radiating out from the two main arterial routes reflecting the expansion of Berwick through time. There is also a recently extended light industrial estate to the northern extents of Berwick and several large scale supermarkets and a hotel concentrated along North Road. Green space includes Berwick-upon-Tweed Cemetery, a park and large areas of amenity grass along North Road. Agricultural land extends from the urban edge out to the south and west bounded by the A1 road corridor and River Tweed. Pockets of woodland planting are associated with Castle Hill House.



Ramparts Business Park



Cul-de-sac at Newfields Estate

Urban Structure and built form

The urban grain varies across this character area reflecting the age of development. Victorian stone villas sit within large plots extending along Castle Terrace and the southern part of North Road. Post war estates reflect a finer urban grain with a denser pattern of two storey semi-detached and terraced development radiating from interlinking feeder roads which in the 1970s development at Newfields become a series of cul-de-sacs which are difficult to navigate and create an inward looking environment. Housing to the west of North Road reflects a slightly more spacious layout with a mixture of bungalows and two storey properties set within larger plots within longer cul-de-sacs. In contrast larger scale industrial and retail units lie within the Ramparts Business Park and Loaning Meadows Retail Park respectively.

Each estate has its own distinct architectural style. Newfields comprises two storey semi-detached and terraced properties, with light colour rendered walls, tiled roofs and bounded by often high red brick boundary walls. Highfields is slightly older with a mixture of cream and brown rendered two storey semi-detached properties laid out in a more regular pattern with small front gardens bounded by low brick walls providing a consistent edge to the street. The Meadows and Castle Drive area are predominantly brick with render bungalows and some two storey detached and semi-detached properties with red tile roofs, with large front gardens creating a more sub-urban character to the area.

Heritage assets

This character area is predominantly urban with new commercial developments located in the northern section. The southern part of the character area contains a high number of good quality and attractive houses built from local stone and reflect the economic prosperity of Berwick in the 19th Century. Houses located on North Road and Castle Terrace in particular are of note. The River Tweed forms the southern extents of the character area along with the designated Royal Border Bridge (which is discussed in Character Area 4 below).

Listed Buildings

There are three Listed Buildings within this character area. These are all Grade II listed buildings including a former toll house (NHLE 1405597), Castle Hills House (NHLE 1370851) and a bust in a medallion set in the west wall of Castle Hills House (NHLE 1211464). These assets are a reflection of activity within the historic core of Berwick (CA 04), to which this character area is later peripheral development.

Scheduled Monuments

There are two scheduled monuments located within this character area, the Medieval church and graveyard located 330m north-west of Berwick Castle (NHLE 1019902) and a monastic site known as St. Leonards Nunnery (NHLE 1416290) and the remains of Berwick Castle (NHLE 1015520).

There are no conservation areas located within this character area.

Further information on the above heritage assets can be found on the Historic England website: <https://historicengland.org.uk/>

Green space and public realm

Green space consists of mostly agricultural land to the periphery of residential areas, including fields to the west and along the north bank of the River Tweed. Public green space includes a designated public park adjacent to Highfields Estate and St Mary's C of E First School, and contains informal kick-about pitches. Occasional play parks are found within the estates but these are occasional and limited. Large areas of amenity grass concentrated along North Road have no clear function and lack any structure. Tree cover consists of mature trees within the Berwick-upon-Tweed Cemetery, boundary planting around larger developments and planting within residential gardens.

The river is an important public green space that provides access to nature and wildlife and is accessed via a Public Right of Way that runs along the northern edge.



Residential development from Windsor Crescent

Views

Views within this character area are defined by the built fabric and are often limited in distance, although the rolling fields and countryside often form the back drop to views extending beyond the residential areas particularly in the north of the character area. Views of the sea are prevalent along streets which run perpendicular to the coast but are quickly lost by the built fabric. Long distance glimpsed views of the Tweed estuary framed by the buildings which line North Road are an important feature for people approaching Berwick from the north and provide the first indication of Berwick’s juxtaposition with the Tweed. There are panoramic views from residential properties along Castle Terrace over the Tweed valley and lower level more immediate views of the river corridor from the Public Right of Way from which the iconic and imposing structure of the Royal Border Bridge can be experienced.



View from Castle Terrace looking towards the Royal Border Bridge



Banks of the River Tweed

Managing Change

Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These generally relate to the proximity to the River Tweed and the attractive Victorian villas which characterise parts of the townscape.

- Access to the River Tweed and the attractive views along it including the dramatic Royal Border Bridge.
- Attractive Victorian villas which provide a coherent and high quality built fabric particularly along Castle Terrace and parts of North Road.
- The open un-developed river banks and wider river valley setting to the Tweed.
- Fishing shiels and the timber boathouse of Berwick Amateur Rowing Club are attractive and appropriate structures along the river.
- Views from Coronation Park.

Issues to be addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to future development pressures and management of open space.

- Large areas of amenity grass that have no clear function and provide a poor public realm along this key approach to Berwick.
- Northern gateway experience of Berwick which is dominated by large retail developments.
- Lack of access and legibility of access to the coast from within this area.
- Weak settlement edge.
- Occasional infill development is not responsive to the local vernacular.

Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate to the intact 19th century properties as well as the un-developed river corridor.

- Intact areas of 19th century villas which contribute positively to the townscape, creating a strong architectural presence and character.
- The open, un-developed river corridor provides both an important green space as well as being of international conservation importance.
- Key views west along the River Tweed corridor towards the iconic and imposing Royal Border Bridge.

Character Management Principles

In order to address the issues highlighted above, principles for managing change should focus on sustaining, reinforcing or enhancing those aspects which are key contributors to local distinctiveness. The following principles should be considered when defining policies with respect to heritage and character:

- Future residential development within the fields to the east of the A1 should be set within a robust landscape framework providing a strong settlement edge along the A1 and a sensitive interface with the existing residential areas.
- Any future expansion of the Ramparts Business Park should be set within a strong landscape framework reinforcing the settlement edge to the north and screening views of the industrial units particularly from views along the A1.
- Development should be sensitively sited within the wider river corridor, avoiding the escarpment with consideration of impacts on the views along the river corridor both west up the estuary and east towards the Royal Border Bridge.
- Limit the gradual encroachment of development within the rural hinterland providing defensible settlement edges.
- Future infill development should be responsive to the local setting and building vernacular in terms of numbers of storey, elevational treatment and use of materials.
- Consider opportunities to improve the gateway approach to Berwick from the north with public realm and planting opportunities.
- Maximise opportunities for public green space and designated play space within future residential development.
- The list of buildings of interest identified in the appendix of this report should be taken into consideration in the production of any formally adopted local list of non-designated heritage assets.



Victorian villas along North Road (A1167)

Character Area 4: Berwick Historic Core

Key Characteristics

- Historic townscape and distinctive Grade I Listed Walls in a unique setting surrounded by the sea, the Tweed estuary and the rural hinterland.
- Strong historical and cultural associations.
- The fortification walls and ramparts create a popular walking route for locals and tourists, with elevated views towards the coast and over Berwick urban area.
- Varied topography underlying the built fabric reflected in level changes experienced through vennels.
- Built development follows a compact, fine grain, historic street pattern.
- Land uses are mainly residential and commercial with the commercial centre of Berwick located along Marygate, Hide Hill and Bridge Street.
- Strong entrance to the historic core of Berwick with the walls and arches dominating and a linear line of sight towards the Town Hall.
- The architecture is mostly victorian or geogrian with a vertical rhythm of terraces two to four storeys high, with a small amount of recent infill development. Materials include stone, red pantiles and slate rooves.
- Intricate 'dancing' roofscape and varied skyline, unbroken by large scale modern development.
- A large amount of parking is located within the commercial centre and at the quayside and detracts from the appreciation of the historic townscape.
- The remnants of Berwick Castle are located within this area adjacent to the train station.
- Gaps, vacant buildings and underutilised sites can be found within the urban fabric.



Berwick Quayside

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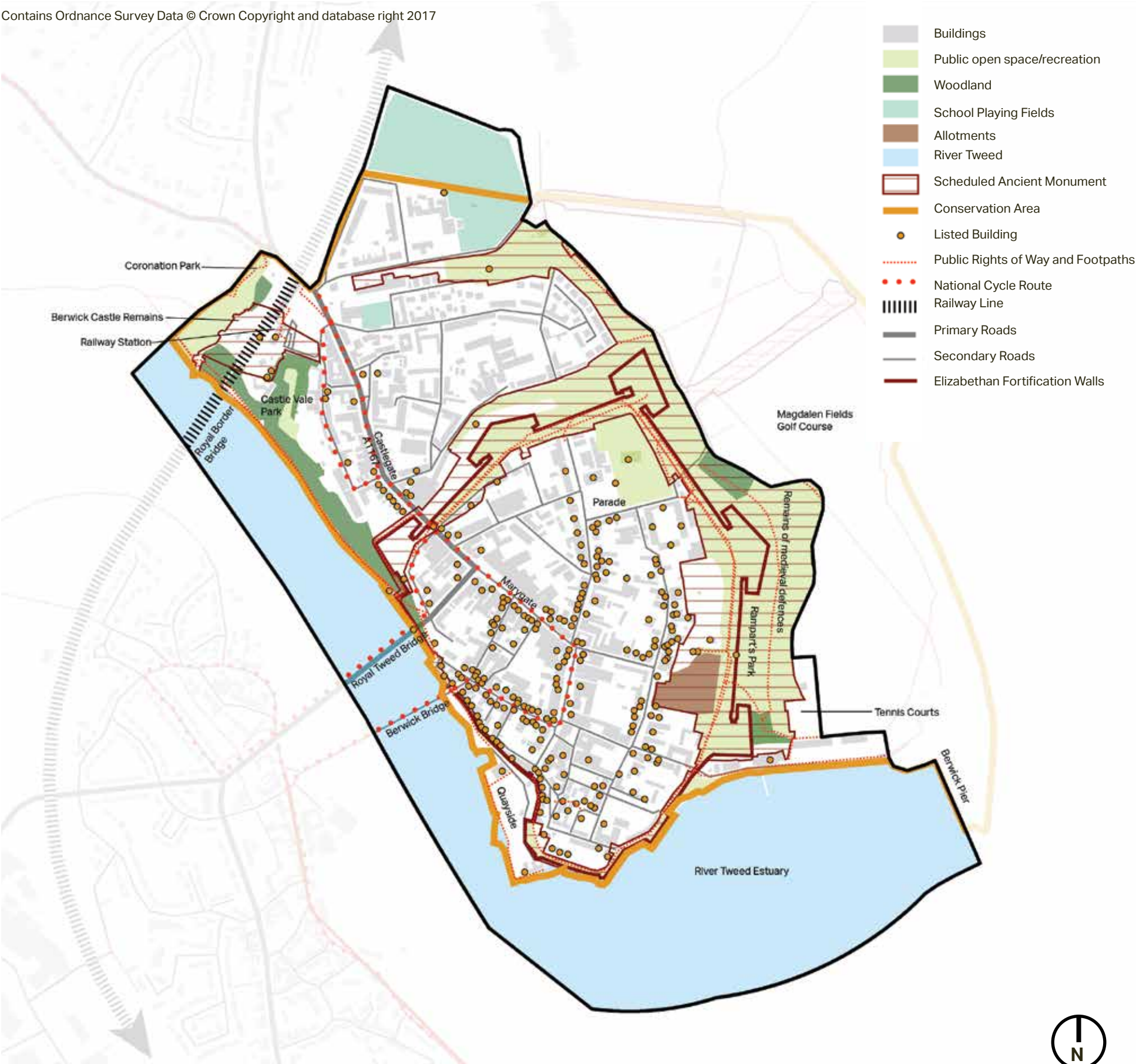


Figure 9: CA 4: Berwick Historic Core, NTS

Topography and hydrology

This area lies along an elevated peninsula between the River Tweed and the North Sea with topography generally sloping south and west towards the River Tweed. 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. At the river’s edge are flatter, lower reclaimed areas of quayside. A high point of approximately 40m AOD is located in the north of this area and a low point of approximately 0m AOD is located at the river.

This is also the location where the River Tweed meets the North Sea at its estuary, creating a tidal corridor. The River Tweed estuary in this area is approximately 15m wide and physically divides the settlements of Berwick from Tweedmouth and Spittal. The River Tweed has a strong tidal influence with a sand bar at Spittal Point almost closing the narrow outlet at low tide.

Movement and connectivity

Despite the A1 providing a bypass to Berwick, much of the town’s traffic is channelled along the Royal Tweed Bridge to Castlegate which acts as the principal north-south artery between Berwick and Tweedmouth and is often heavily congested. Similarly Berwick Bridge (one-way) is used for a southerly return route across the Tweed via Bridge Street. Local traffic follows the intricate medieval street pattern which extends out from the main street of the A1167 (Castlegate) and Marygate. The route along the A1167 provides the gateway to Berwick town centre from the railway station and vehicular traffic from the north. The historic core is entered through the Scots Gate, an archway in the town walls at Bank Hill. The Town Hall at the end of Marygate creates a focal nodal point that connects Marygate commercial area with commercial development along Hide Hill.

Berwick is a walkable town with a network of designated Public Rights of Way including the Berwickshire Coastal Path and the Northumberland Coastal Path as well as routes which follow the fortification walls in a circular loop. A cultural walking trail, known as ‘The Lowry Trail’, which includes interpretation panels follows part of this same circuit. The river course is used by fishing and tourist boats that dock by the Quay Walls and head to the North Sea from the estuary.



Looking down from the town walls towards Marygate



Vacant land at Berwick Quayside is a prime development site

Land use

Land uses are typical of a market town, providing local services as well as housing in a dispersed and fine grain layout. The high street at Marygate is the main commercial area, with retail and leisure development spreading out along Castlegate (A1167), at Hide Hill, West Street and Bridge Street. Residential development tends to be located to the east of the A1167 thoroughfare, although residential properties are finely integrated throughout, with some mixed use buildings with residential dwellings above shops. Other land uses include institutional, offices and services, such as the infirmary, schools, council offices, doctors, Town Hall, hotels and churches.

The railway station is located within this area and affirms this character areas position as an important destination and the main gateway to the wider Berwick-upon-Tweed area. Correspondingly tourism led uses feature highly in the town including the Barracks and Walls. The walls are set within extensive green open spaces that wrap around the historic core and are well used by local people for recreation.

Car parking is a dominant land use within the town centre, with designated car parks at the Railway Station, Castlegate, Parade, Maltings Square and Quayside and additional street parking along the main retail areas.

Urban structure and built form

Berwick displays a medieval layout reflected in its compact, fine grain, historic street pattern of two or three storey domestic scale buildings with a dual pitched roof. It can be split into three distinct areas that have developed during different periods of time. The Citadel was developed in the 12th Century and was rebuilt following the same street pattern with infill development during the 1700s and 1800s. To the north of this area development is mostly 18th / 19th century development with some medieval origins at Castlegate. The third area is the riverside edge or quayside that is mostly undeveloped and backed by the quay walls.

Plot scale varies but is mainly domestic often displaying a tight linear building line. Higher density development patterns exist in the Marygate/Walkergate/Chapel Street and Bridge Street areas. In contrast the Castlegate/Sandgate/Hide Hill/Church and Palace Street areas reflect a lower density development with more extensive yards and gardens. This is further exaggerated in the eastern edge inside the Walls where extensive gardens and allotments form a near continuous sweep of open space against the Walls.

Set amongst the domestic scale of buildings which constitute the majority of the

townscape are a relatively high number of landmark buildings introducing different building forms and of a bigger scale. Sandstone is the principal walling material along with rendered finishes. Roofs play an important part in this character area particularly because topography and the Walls allow much of the roofscape to be clearly seen from above as well as from Tweedmouth and Spittal. The variations in roof form, pitch, materials (clay pantiles and slate) and tone create diversity and character.

Heritage assets

This character area is predominantly formed of the buildings and spaces which are contained within the Berwick-upon-Tweed Conservation Area, which covers the historic core of the town. It also includes the three designated historic bridges over the River Tweed which also cross or bound Character Areas 3 and 5. The built area of the town’s historic core is defined by the contrast between wide, civic streets such as Marygate and Hide Hill and narrow urban grain of the vennels and lanes in a topographically dramatic setting.

Originally a small Anglo Saxon community, the town has existed from at least the 11th century as part of the border between England and Scotland. The town was developed enough by the 12th century that King David I considered it significant enough to designate it as Royal Burgh within the Scottish Court of four Burhs. The town’s street plan is believed to originate from these early Scottish origins. From 1173 Berwick changed hands from Scotland to England numerous times until finally remaining English from 1482.

The current town defences were developed in the 16th century, to protect against a French sponsored attack of England, and were placed within the medieval town walls leaving a third of the town outside of the defences. Despite the insertion of modern transport infrastructure from the 19th century onwards, the town plan of Berwick’s historic core has changed little from this period.



Independant shops along Bridge Street

Listed Buildings

There are 263 listed buildings within the LCA, of these are 15 Grade I listed, and a further 21 are Grade II* listed. The remaining 227 are Grade II listed. This exceptionally large number of designated assets varies from the Grade I listed remains of Berwick Castle (NHLE 1371223), to a Grade II listed telephone kiosk (NHLE 1276470) and reflect in detail the development of the historic core of Berwick.

Scheduled Monuments

There are three scheduled monuments located within this character area; the medieval and post-medieval fortifications (NHLE 1015968), Spades Mire linear earthwork (NHLE 1015521) and Berwick Bridge (NHLE 1003654). This monument also lies within both LCA 05. The bridge dates to the 17th Century and spans the River Tweed linking Berwick to Tweedmouth. The bridge has fifteen arches which increase in height at the northern end. This bridge replaced earlier bridges which dated back to at least the 12th century.

Further information on the above heritage assets can be found on the Historic England website: <https://historicengland.org.uk/>

Conservation Areas

The Berwick-upon Tweed Conservation Area covers the LCA, and has been designated in recognition of the remarkably high survival of the historic built environment and its reflection of complex urban development from the medieval period. The Berwick-Upon-Tweed Conservation Area Appraisal is highly detailed, and more information regarding the conservation area can be found at: <http://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/Conservation/Berwick-CACA.pdf>.

The area is on the Heritage at Risk Register as an historic area at risk and its stated condition is 'Very Bad'. More information can be found at:

<https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/1658467>



The Parade and former Berwick Barracks

Green space and public realm

Open space makes a strong contribution to the character and the appearance of this character area, primarily with the presence of the extensive Walls. A large ribbon of green space is concentrated around the town Walls and wraps around the north, east and south of the citadel, creating a pleasant elevated pedestrian network. In this location green space is well maintained with good provision of benches, bins and interpretation boards. To the north-west Castle Vale Park runs from Royal Tweed Bridge and spreads along the steep river banks. Within the park there are ornamental park areas, tree planting on the steepest slopes and on the lower slopes is a riverside path with attractive views towards Tweedmouth and the bridges. A public park is located along the Ramparts which follow the old town fortifications and urban edge to the east. The Rampart's park is of a high standard with accessible paths, seating, interpretation panels and a new play area currently being constructed. There are physical connections to the town centre with access off Parade, next to Berwick Parish Church and Ness Street.

Within the urban area public realm and green space is linked directly with the historic development that has formed in superblocks with central open spaces (Berwick-upon-Tweed Borough Council, 2008, p.44). In places these open spaces still exist as private gardens or squares such as Palace Green and in other locations such as The Malting, these spaces are being used for car parking. Allotments are located along Ravensdowne, within the city walls. The Parade, in front of the Barracks is a further area of public space dominated by car parking. The Quayside is a broadly triangular area of reclaimed land running along the river edge and backed by the high Quay Walls. It is an important space not least as it provides the strongest visual link between Berwick and Tweedmouth and Spittal from which the Quay Walls are clearly visible detracted by the presence of more parking. Other than along the riverbank, tree cover is generally limited to private gardens and churchyards. There is a noticeable lack of street tree planting along Marygate and Hide Hill.

Coronation Park off Castle Terrace extends along the upper slopes of the river escarpment with westward views of the Tweed estuary. It contains ornamental planting with a series of paths and a pergola in the Arts and Crafts style. The park connects with a green corridor of parks and fields that run along the river's edge.

Views

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. Landmark buildings punctuate views along streets and the Town Hall spire is visible, appearing in numerous views and framed glimpses along many streets. The Walls provide contrasting views with extensive views across the roofscape of the town and in dramatic contrast, long, wide views across the Magdalen Fields along the coast and out to sea.

Views from the quayside and the town walls provide important views encapsulating the strong visual relationship with Tweedmouth. Tweedmouth's growth along the shallower west bank of the Tweed creates a 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 dramatic elevation of the Royal Border Bridge. Further to the south Spittal Point and the chimney landmark further extend the visual relationship between the three settlements. Views of the bridges at the water's edge are also particularly dramatic and important with the variety of arches and spans competing and complementing each other, filtering views of the river beyond.

Meg's Mount provides a further elevated vantage point encompassing sweeping panoramic views.



Views towards Berwick Castle ruins and River Tweed from Coronation Park

Managing Change

Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These generally relate to the outstanding combination of heritage assets and the relationship with the coast and Tweed estuary.

- The town's unique position between the River Tweed and North Sea.
- The heritage associated with a 12th century walled town with the fortification walls mostly intact.
- The intricate street and block pattern.
- The extensive 18th and 19th century architecture.
- A large number and variety of historic buildings survive in the area, and from which the area draws its character and appearance.
- The prevalence of two to three storey building heightens the impact of larger structures within the Character Area, particularly institutional buildings such as the Town Hall and the Church of Holy Trinity.
- The variations in roof form, pitch, materials and tone create diversity and character.
- The many panoramic views.

Issues to be addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to future development pressures and traffic management.

- Traffic congestion and the predominance of car and coach parking throughout the town detracts from the heritage assets and integrity and appreciation of the townscape.
- Deteriorating condition of buildings puts the historic fabric at risk with many

vacant buildings that are falling into disrepair, with several large redevelopment opportunity sites.

- The main commercial area is cluttered with signage and street furniture and lacks tree planting.
- A number of shop frontages are not appropriate to their heritage setting.
- A number of buildings, particularly older commercial buildings currently lie vacant.
- A number of rendered buildings have been painted in far lighter colours than their surrounding buildings, producing a harsh and unsympathetic contrast.
- Inappropriate infill development which doesn't reflect the conservation area character.
- Gap sites which detract from the enclosure otherwise created by street frontages.
- The quayside is a very important open space but requires a stronger function and use.

Sensitivity to Change

There are also some elements which are particularly sensitive to change. These relate almost exclusively to the historic townscape and its defining heritage assets.

- The medieval street pattern and building plots, densities and form.
- Listed buildings and those which make a significant contribution to the conservation area which are in poor repair or in need of work to improve their appearance.
- Traditional shopfronts are particularly susceptible to the detrimental impacts of cumulative changes.
- Vernacular floorscape treatments which have survived but are at risk of erosion through lack of maintenance of the public realm.
- Panoramic views.



Parking along the ramparts



Coastal views from Berwick Pier

Character Management Principles

In order to address the issues highlighted above, principles for managing change should focus on sustaining, reinforcing or enhancing those aspects which are key contributors to local distinctiveness. The following principles should be considered when defining policies with respect to heritage and character:

- Protect, enhance and consolidate the urban structure, town walls, structure of blocks, plots, streets, space and vennels to be protected and reinforced through future development and management of the historic environment.
- Protect and enhance strategic views of the town, particularly river vistas and panoramic views.
- Protect the visual character of the historic core by ensuring that the heights of new development sit broadly within the undulating roofscape of the existing context.
- New development to be high quality and responsive and sensitive to the historic setting and be accompanied by design statements or design codes.
- Conserve vernacular floorscape treatments through maintenance of the public realm.
- Enhancement of the retail quarter along Marygate and Hidehill with provision and enforcement of shopfront design guidance.
- Resolve traffic congestion and parking so that the overriding dominance of vehicles is reduced and the setting of heritage assets such as Castlegate restored.
- Consideration of shared surfaces and providing a stronger focus on pedestrian movement.
- The buildings of interest, identified within this report should be taken into consideration in the production of any formally adopted local list of non-designated heritage assets.
- Enhanced signage and wider access to the coast and hinterland.
- Improved interpretation and signage of the Northumberland and Berwickshire Coastal Paths.

Public Realm Opportunities

The following sites have been identified as key opportunities for public realm improvements which will play an essential part in the protection and enhancement of the historic environment.

- Quayside – opportunities for modest development which is respectful of this unique space providing permeability of views to the quay walls and multi-functional uses including the potential for a market space.
- Maltings car park – opportunities for high quality public space, not dominated by car parking.
- Marygate – shared surfaces, public realm and shopfront improvements.
- Castlegate – remove car and coach parking to restore the setting of the Walls.
- The Parade – opportunities to enhance the space with temporary uses and reinforcing the relationship between The Parade and the Barracks.
- The Old Bridge consideration of pedestrian and cycle movement only.
- Railway station forecourt – consolidate parking and enhance the arrival/gateway for visitors.



The dancing skyline of Berwick from the Ramparts

Character Area 5: Tweedmouth

Key Characteristics

- Characterised by its diverse set of conditions: semi-industrial character of the riverside edge, rolling topography of the residential areas between the riverside and Main Street and the Main Street itself.
- Subtle variety in building form, height and scale is a basic characteristic of Tweedmouth’s robust, simple traditional architecture.
- The industrial past is apparent along with current industrial uses, concentrated along the river front.
- Public open space is concentrated along the river front, with a large linear area known as the Town Green that connects Tweedmouth and Spittal, with open views towards Berwick and in particular the clarity of the fortification walls.
- The architectural style consists of some older Victorian stone houses close to the river’s edge with more recent post war housing, with distinctive red tiled roofs and rendered finishes, on higher ground.
- The topography drops towards the river corridor and residential development spreads from the river’s edge, gradually rising up quite steep streets towards higher slopes.
- Panoramic views towards Berwick, the bridges and the rising hinterland backdrop.



View from Meg’s Mount looking towards Tweedmouth

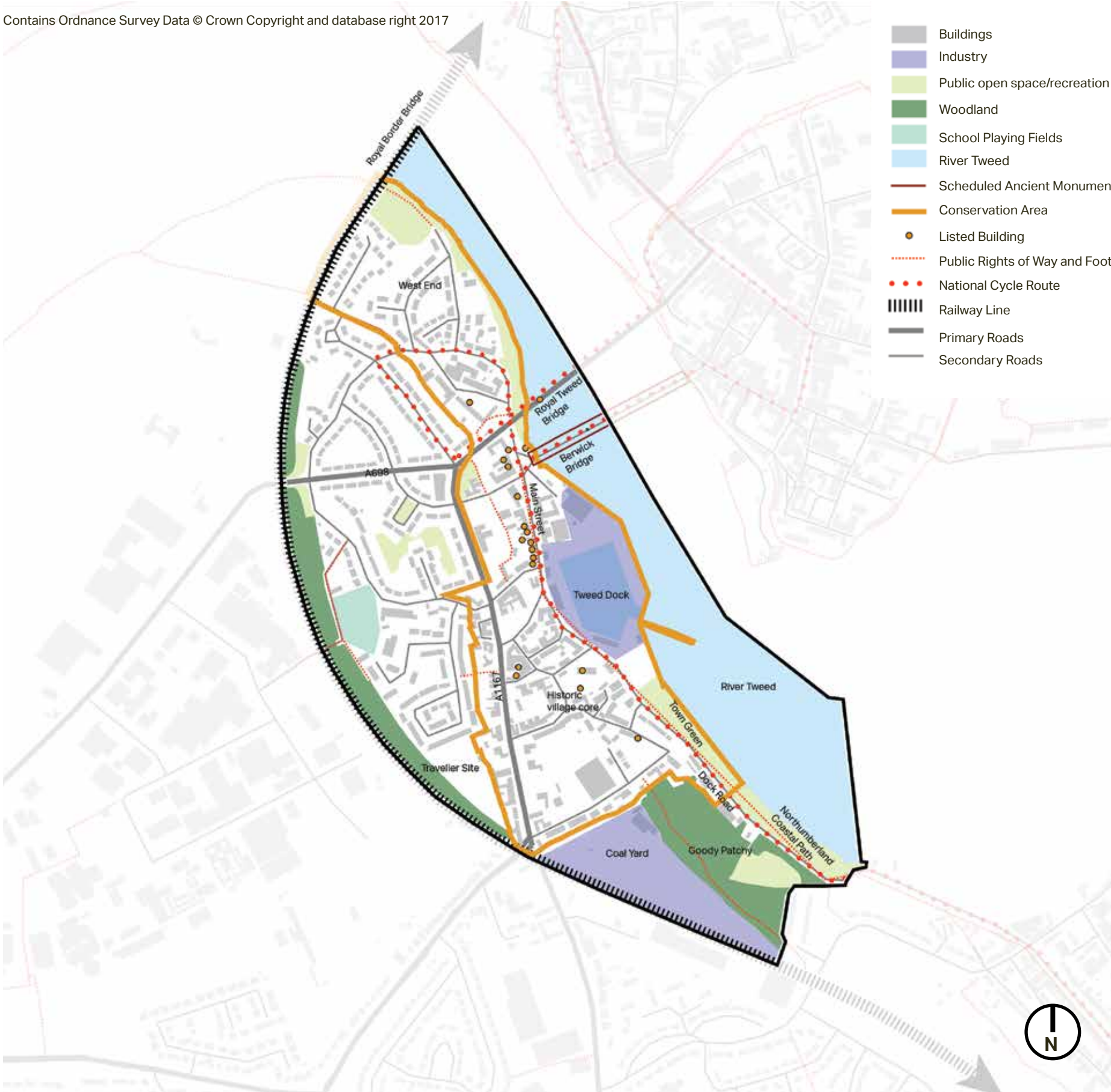


Figure 10: CA 5: Tweedmouth, NTS



Looking down towards Town Green

Topography and hydrology

Tweedmouth is located on the lower banks of the River Tweed at a curve in the river’s path before the estuary opens out to the North Sea. The area gradually rises from a low point of approximately 0m AOD at the river edge to a highpoint of approximately 20m AOD at the railway embankment that bounds this character area. The north of the area is lower and flatter whilst to the south land rises significantly. This rise in landform gives housing a stepped appearance when viewed from Berwick and the two vehicular bridges connect with different levels, emphasising this multi-level layout.

Water drains from west to east towards the River Tweed. River Edges are mostly soft vegetated edges and will occasionally flood. The Tweed estuary exerts a strong tidal influence with dramatically changing character depending on the status of the tide.

Movement and connectivity

Berwick Bridge and Royal Tweed Bridge both provide pedestrian and vehicular connections between Tweedmouth and Berwick. The bridges enter Tweedmouth at two separate gateways on different levels. Old Bridge connects to a lower level along Main Street that forms the route to Spittal. Royal Tweed Bridge is part of the A1167, the main road through Berwick that connects with the A1, and also connects with the A698 the main road towards Tweedmouth Industrial Estate. There is boat access along the Tweed and a large industrial dock off Dock Road.

A series of minor roads connect residential areas with the main road corridors of the A698 and A1167. Pedestrian movement follows the road corridors and a National Long Distance (route 1), passes along Dock Road, Main Street and Old Bridge. Pedestrian access beneath the railway, connecting with the industrial estate, is located to the back of Osborne Road.

Land use

There is a varied combination of land uses in Tweedmouth with all uses spread throughout the area. There is a traditional mix of residential, local retail and services and social uses such as churches, pubs, schools and community facilities. There is a small retail area along Main Street with independent shops and restaurants. Other retail development is interspersed with residential development and includes a large supermarket and pet store. Tweedmouth West County First School is located within this character area.

Industrial land use is associated with the maritime location and the dock with other commercial uses throughout the area reflecting the historic commercial presence in Tweedmouth with light office based and heavier shed and yard based businesses. Former industrial land adjacent to the railway is currently vacant brownfield land.

Green space is concentrated around the ‘Goody Patchy’ community woodland and the Town Green as well as the vegetated railway corridor.

Heritage assets

This character area is essentially urban and is centred on the historic settlement of Tweedmouth located on the southern banks of the River Tweed. The majority of this character area is also covered by the Tweedmouth Conservation Area designation due to its historic and architectural interest.

Tweedmouth originated as a village centred on St. Bartholomew’s church. A bridge connection to Berwick old town predates the 17th century although development throughout the wider area largely bloomed by the 19th century when a number of industries had become established in the lanes of the village.

The conservation area is based on the historic Tweedmouth settlement plus growth north and south from it, creating a long, narrow area running along the river and up its banks. Its early development pattern is unclear but is likely to have had two focuses the church and old village core and, later, the bridgehead at Berwick Bridge. This gives two distinct nuclei to the area which, in being long and narrow, is characterised by differences between its north and south ends. The pattern seen today is heavily influenced by topography and transport, and is characterised by the convergence of three historic routes to the Berwick Bridge bridgehead which negotiate the steep slope



Courtyard amongst housing on Main Street

to get there. It is also influenced by the restriction of the railway to the west.

A number of settlement areas can be appreciated:

- Old Village Core: the nucleus of the earliest settlement clustered round the church (but with no vestige of a village green focus), including the elevated hinterland up to Mount Road and upper Main Street, now with significant infill at the Co-op superstore.
- Bridgehead Core: mainly linear development along the north and south main approach roads to Berwick Bridge including the West End in the north, lower Main Street, Kiln Hill and Knowe Head in the south, and the significant space at the bridgehead itself.
- Upper Main Street: Victorian linear ribbon development along part of the national and local transport corridor of the Great North Road.
- Tweed Dock: late Victorian wet dock and associated reclaimed land.
- Riverside: reclaimed river bank originally associated with Tweed Dock, now public open space.
- Border Bridge: inter-war public housing and later twentieth century private housing on former industrial and agricultural land in the lee of the Royal Border Bridge.
- New Bridge Approach: development along that part of Prince Edward Road in the conservation area, plus the Royal Tweed Bridge itself, flying over the top of the Bridgehead Core Sub-Area

Listed Buildings

There are 20 Listed Buildings within this character area, the designated buildings include the Grade I listed Berwick Bridge and the Grade II* Royal Tweed Bridge (also found within CA 04). The remaining 18 are Grade II listed and largely comprise notable post-medieval to modern houses and public buildings, including a post office (NHLE 1290049), the church of St Bartholomew and St Boisil (NHLE 1041677), a mounting block (NHLE 1393671) and a war memorial (NHLE 1393516). These reflect the historic development of the historic urban core from the post-medieval period.

Listed Buildings of note include The Old Brewery on Brewery Lane and its associated buildings which date from the 18th Century. These buildings surround a central yard and are a distinctive example of the former industrial uses found in this area. Other listed Buildings of note include a late 18th century tower house (NHLE 1370856).

This character area does not contain any scheduled monuments.

Further information on the above heritage assets can be found on the Historic England website: <https://historicengland.org.uk/>

Conservation Areas

The riverside experience of Tweedmouth is influenced by the presence of industrial buildings around the port, fragments of historical building forms along the Dock Road and the wide expanse of green space that enables panoramic views across the river towards the old town. The curved nature of this route enables a series of vignettes of the old town and its relationship with the river, the historic walls and the surrounding landscape as the viewer moves towards Spittal.

The Tweedmouth Conservation Area Appraisal is highly detailed, and more information regarding the conservation area can be found at:

<http://www.northumberland.gov.uk/getmedia/db293860-900a-4745-98dc-b5361d0ef1ce/BTBC-Tweedmouth-Conservation-Area-CA.aspx>

Urban structure and built form

The pattern to this character area is heavily influenced by topography, the riverside location and transport and is characterised by the convergence of three historic routes to the Berwick Bridge bridgehead and the railway embankment to the west. There are a wide range of layouts across the area with fine grain dense, informal layouts associated with the old village and bridgehead contrasting with the more open, low density planned layouts to the north and west. Continuous building frontages and linear development is apparent along Main Street and West End reflecting Victorian linear ribbon development.

Architectural styles vary throughout the area although they reflect a simple vernacular style from mainly the Georgian and Victorian periods. Buildings are generally two storey of a domestic scale with sandstone or render finishes and clay pantiles or slate roofs. Concrete tiles are used on most of the late twentieth century new build roofs which dominate the north and west of the area, compromising the diverse, historic characterful roofscape. Larger scale commercial buildings are associated with the dock.



The historic village core

Green space and public realm

There is a corridor of open green space that runs along the riverside, with open public access to the water’s edge, broken only by the dock. The Town Green to the south provides the widest expanse of open green space with a path running through it, some seats, Lowry trail interpretation panels and expansive views across the estuary to Berwick and along to Spittal. A large community woodland, known as the ‘Goody patchy’, is located off Dock Road and provides an important recreational resource.

Other green spaces are generally private or semi-private and dispersed within the urban area. These include a bowling green, school playing fields, churchyard and private gardens.

Views

The majority of views within this area are contained by the linear development pattern and are typically short, restricted by intervening built form and topography. Views out of the area, however, are dramatic, dominated by the river, the bridges, Berwick’s roofscape and Spittal Point. These panoramic views are experienced from the river’s edge and from the Town Green where unrestricted views of Berwick’s fortification walls, which contain the rising townscape above contrast with the open views to Spittal Point and the North Sea beyond. An elevated viewpoint from the bridge adjacent to Dock Road provides a panoramic view over the roofline of Tweedmouth, with the bridges and Berwick beyond.

Managing Change

Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These generally relate to the riverside setting and large number of historic buildings.

- Open, panoramic views towards Berwick providing uninterrupted vistas of the townscape and distinctive roofscape.
- Proximity to the River Tweed and the views experienced along it including the three bridges.
- The historic village core around Tweedmouth Parish Church.
- The survival of a large number of historic buildings, reflected in the designation of the Tweedmouth Conservation Area, which has a significant impact upon the character and appearance.
- The division of the Tweedmouth Conservation Area into sub areas reflect the architectural diversity across the area, and a distinction between areas of historical development.
- The Town Green and accessibility to the river corridor.
- The Goody Patchy.

Issues to be addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to incremental change, future development pressures and management of open space.

- Inappropriate intrusive development such as the Pets at Home store which compromise the setting of the Conservation Area.
- New development that is not in keeping with the scale of its setting, in particular within Tweedmouth Conservation area or areas in close proximity to older areas of Tweedmouth such as the historic village core.
- The loss and replacement of original architectural detailing through modern alterations which are poorly designed and intrusive in the traditional architectural scene.
- An incremental loss of historical architectural features, particularly associated with shopfronts and their modernisation or conversion into dwellings.
- Deteriorating condition of buildings puts the historic fabric at risk with vacant buildings that are falling into disrepair.
- The railway corridor creates a physical barrier with limited points to cross it reducing connectivity with settlement to the west.



Housing in West End

Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate to the intact 19th century properties as well as the un-developed river corridor.

- The Tweed Dock Area and its surrounds are vulnerable to incremental change arising from the continued operational use of the dock.
- Housing development within the existing fragmented open spaces.
- Extension of the commercial port at Dock Road.
- Improvements to the quality of public realm on offer at the Town Green are threatened by resistance to any change as it is a perceived risk to its current Village Green Status.



Inappropriate development



Views of Royal Border Bridge from the riverside Public Right of Way

Character management principles

In order to address the issues highlighted above, principles for managing change should focus on sustaining, reinforcing or enhancing those aspects which are key contributors to local distinctiveness. The following principles should be considered when defining policies with respect to heritage and character:

- New development should conserve, and enhance the distinctive character of the area. In particular vulnerable shopfronts are included in this. The size, shape, colour, style of lettering and materials must be responsive to the building and the area, and should recognise the relationship with neighbouring buildings.
- The list of buildings of interest, identified within this report, should be taken into consideration in the production of any formally adopted local list of non-designated heritage assets.
- Main Street and the river edge act as the two key structuring elements and their character should be reinforced, their amenity enhanced and accessible linkages between them improved.
- Manage the height of new development in respect of views from Berwick historic core and Spittal particularly in respect to protecting the ridgeline of Tweedmouth from development.
- Opportunities to enhance Tweedmouth's waterside green space as a riverside park and promenade which serves the town as a whole and enhances the visual relationship between Tweedmouth and Berwick.
- Improve the amenity value of the Goody Patchy.
- Enhance strategic walking and cycling opportunities connecting Spittal, Tweedmouth and Berwick.
- Encourage visitors into Tweedmouth through improved signage and enhanced pedestrian and cycle provision.
- Consolidation of port activities to potentially release land for other activities.
- Protect and enhance the strategic views towards Berwick and the river vistas and panoramic views to Spittal Point and beyond.
- Strengthen gateways into Tweedmouth with strategic public realm improvements.
- Increase visual coherence along Main Street by increasing maintenance of the public realm and retaining and enhancing vernacular floorscape treatments.
- The retail area along Main Street could be improved and extended with a comprehensive public realm treatment, decluttering of signage, improvement to shop fascia and maintenance and repair of poorly maintained buildings.



Looking towards Berwick from Tweedmouth



Tweed Dock

Character Area 6: Spittal

Key Characteristics

- A mostly residential area which extends along the lower slopes of the coast, exposed to the elements and with vast coastal and open sky views.
- The character of Spittal is determined by its relationship to both the river and the coast, the resulting micro climate condition, fragments of industrial heritage and compactness of the existing urban form.
- Distinctive local character with traditional, well established local vernacular and community spirit.
- A Victorian promenade is a popular recreational feature along with the sandy beach, that starts at Spittal Point and extends approximately 500m along the coast.
- Links to the historic industrial land uses in this area can be seen in small fishermen cottages and industrial buildings that have now been converted into residential properties.
- Main street is an attractive wide road corridor with a cohesive row of Victorian terraces, personalised with painted doors and planting including mature avenue trees and ornamental planting beds. This was originally a rail route from coal mines to the processing factory at Spittal Point.
- Substantial houses set amid generous gardens contrast with small fishermen houses, curing sheds and the larger scale industrial quarter at Spittal Point.
- There is a potential development opportunity at the derelict industrial estate at Spittal Point. This estate contains Spittal Chimney, which has become a popular landmark on the point where the Tweed meets the sea, visible from Spittal, Berwick and Tweedmouth.
- There is a feeling of openness throughout with many open spaces including the beach, sand dunes along Sandstell Road, the promenade and play parks as well as many views towards the sea.
- Cultural influences: its maritime and riverine associations; industrial heritage (based upon extraction and land based industries); tourism.
- Architecture in this area typically includes the use of pink and buff sandstone and brick; slate and tiled roofs, pitched at 45 degrees; chimney flues; variety of architectural styles; narrow intersecting streets; enclosed and regularly massed houses; linearity; clearly defined and hard edged boundaries.



Spittal Promenade

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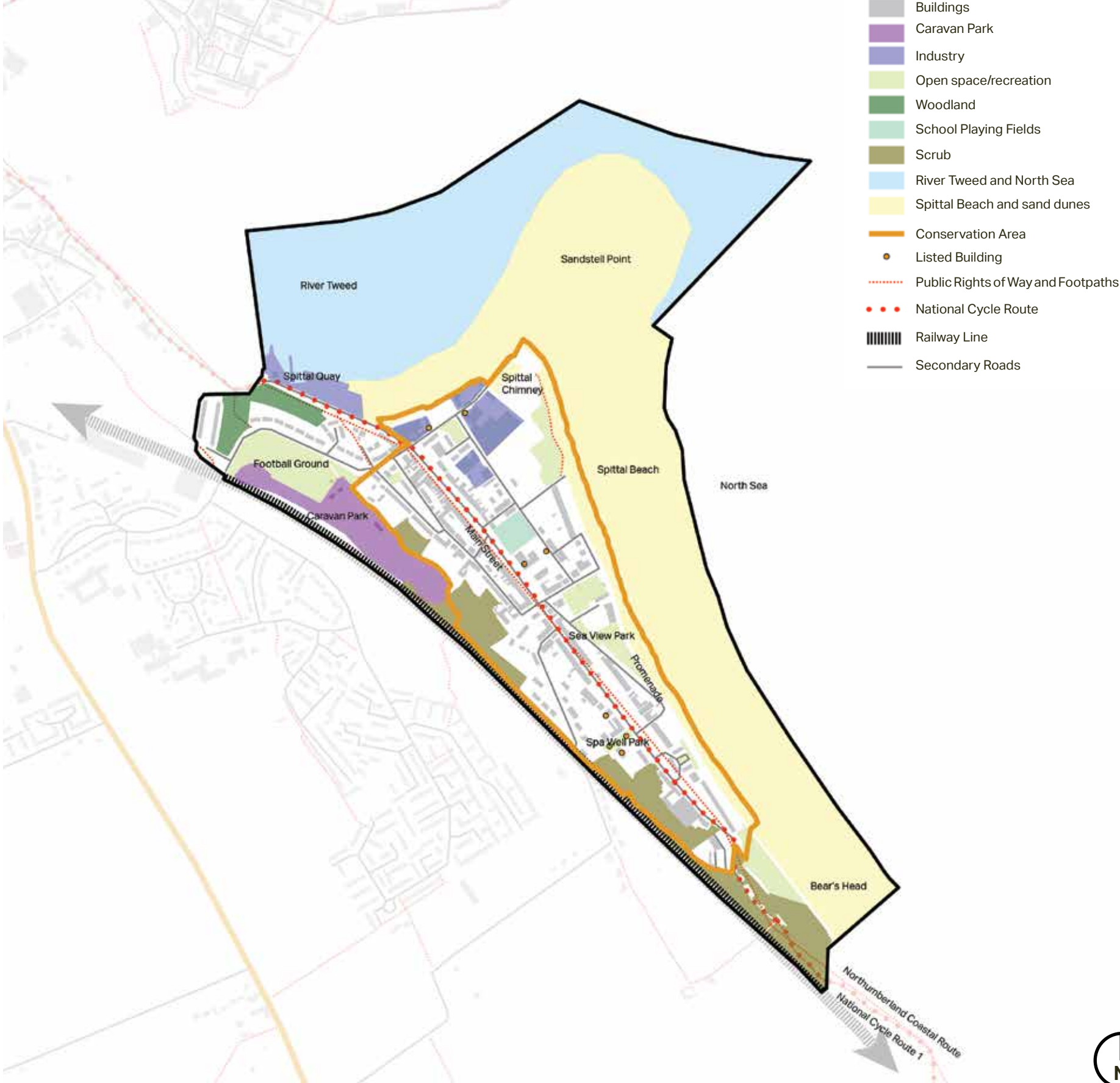


Figure 11: CA 6: Spittal, NTS

Urban structure and built form

Spittal has a strong linear form determined by the wide central spine of Main Street and the long narrow plots running at right angles from it. At the end of these plots, a back lane runs along dividing the plots from the backfields. The linearity is continued with other linear streets, the railway line to the west and the promenade to the east. In many places the historic burgage plots are still visible, often enclosed by stone walls, to create private garden spaces (Berwick-upon-Tweed Borough Council, 2003). The burgage plots create a finer grain of development with an intricate layout of residential properties, outbuildings, gardens and alleyways. Spittal Point reflects the industrial development of the town with remnant buildings relating to the chemical and manure industries present and larger vacant plots apparent.

Buildings are typically Victorian sandstone villas or terraces, of two storeys with slate or clay pantile roofs and chimneys. Large institutional buildings of Spittal Community School and Spittal Parish Church are also of the same time period and materials. Post war housing comprises two storey terraces or semi-detached rendered properties. Tree cover is mostly within private gardens or street planting along Main Street.

Heritage assets

This character area is essentially formed of the Spittal Conservation Area designation. More information can be found at: <http://www.northumberland.gov.uk/getmedia/4abd5bc3-a445-4c29-821a-3195e9bffa5d/BTBC-Spittal-Conservation-Area-CA.aspx>

Fishing had been a key element in the local economy from the 17th century, however new industrial complexes developed along Spittal Point in particular during the 18th century began to change the direction of the economy. The area had become a focus for tourism during the 19th and early 20th centuries.

The character of Spittal is determined by its relationship to both the river and the coast, the resulting micro climatic conditions, fragments of industrial heritage and the compactness of the existing urban form. The scale of development, together with the landscape dominant character of the edges, lend a sense of consistency to the area, which is contrasted by the form of the chimney as a notable landmark.



Main Street



Fishing Shiel on Sandstell Road

Listed Buildings

There are eight Listed Buildings within this character area, all of which are Grade II listed. These designated buildings reflect the importance of the sea in the developmental history of the settlement.

Listed Buildings of note include the Pier and Lighthouse (NHLE 1041698), and a Pair of Smokehouses (NHLE 1242923).

Scheduled Monuments

There are no scheduled monuments located within this character area.

Further information on the above heritage assets can be found on the Historic England website: <https://historicengland.org.uk/>

Green space and public realm

Spittal is enclosed by a network of open space. A wide sandy beach and sand dunes wrap around Spittal to the east and to the west a green corridor runs along the railway embankments, turning into cliff tops further south. Spittal Beach forms a large sandbar that extends towards Berwick at the estuary of the River Tweed.

Other formal green spaces are dispersed within the urban area and include Spa Well Park, Spittal Bowling Green and Sea View Park. A small area of publically accessible woodland is located adjacent to Dock Road. Tree planting along Main Street provides an important contribution to its character.



Arcade on the Promenade

Topography and hydrology

Landform extends along a narrow triangular spit of land surrounded by water; gradually sloping towards the sea in the east and towards the River Tweed to the north. This character area is bound by a clear change in topography at the steep railway embankment to the west. Land rises to approximately 30m AOD at its highest point along the railway embankment and falls to 0m AOD at the shore/river edge with high cliffs rising along the coast to the south.

A large sandy spit of land extends into the Tweed estuary and is known as Sandstell Point. At low tide this sand bar almost closes the narrow outlet.

Movement and connectivity

Vehicular movement is concentrated along the thoroughfare of Main Street that runs roughly parallel to the beach. A key nodal point and the gateway to Spittal is located at the junction of Dock Road/Main Street and Princes Street, with Dock Road providing connection to Tweedmouth (Character Area 5) and Princes Street connecting to residential areas in Wider Spittal (Character Area 7). The East Coast Mainline creates a physical barrier to movement with limited vehicular and pedestrian crossing points.

Pedestrian movement is focused on the promenade along the beach, which connects with a footpath running along the cliffs to the south. This walk is popular for recreation and well used by local people. The long distance cycle path; 'Route 1', from Dover to Shetland and the Northumberland Coastal Path, runs along Main Street and Dock Road, but does not directly connect with the beach or Spittal Point. The Lowry trail which commences in Berwick extends out to Spittal Point with interpretation panels present.

Land Use

Spittal is a mostly residential area with leisure and tourism uses focused along the beach and promenade. Historically there has been an industrial area located at Spittal Point, this has now in places been redeveloped for residential use or is left as vacant derelict land, with a small amount of light industrial development still remaining. Institutional and service land uses, such as St. John's Church, Spittal Community School and The Red Lion pubs are interspersed within the residential area off Main Street.

Spittal's position as a tourist destination is reflected with several guesthouses, self-catered cottages and Caravan Park located within this area. Other leisure uses include Spittal Bowling Club and arcades at the promenade.

Views

Expansive views are experienced along the coast and out to sea extending south towards Holy Island. Similarly from Spittal Point panoramic views extend down the length of the estuary encompassing Tweedmouth and the historic form of Berwick and the hinterland rising beyond.

Within Spittal, views are channelled along Main Street with glimpses along side streets towards the sea, extending the presence of the coastal setting into the back lanes of the town. Views are also experienced from the southern end of Spittal looking back across the town and coast as well as from elevated points on Albert Road.

Managing Change

Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These generally relate to the coastal setting and the distinctive local character.

- Open character associated with the coastal location, and even within developed areas there are sea views and a spacious feel.
- Sandy beach and sand dunes form an important recreational resource with uninterrupted sea views.
- Spittal has a small village feel that is distinct from the surrounding urban areas.
- Victorian promenade provides good accessibility along the coast with attractive built features such as the Venetian Pavilion.
- The traditional intimately scaled main streets of Spittal, its enclosed and sheltered micro climate, and its relative dis-connectedness from the rest of the town, create a place of distinctive local character.
- The character and appearance of the area is highly influenced by the survival of a large number of historic buildings. This has been recognised in the designation of this area as a conservation area.
- The width of streets and pavements are variable, however the close grain of development with pavement edge properties provides continuity along street fronts acting to balance this variation.
- The dramatic projection of Spittal Point into the estuary, punctuated by the chimney and the exposure to the coastal environmental conditions, contrast with the scale and intimacy of the main street.
- Dramatic and expansive views from Spittal Point provide a strong visual connection to both the old town of Berwick and the curved form of Tweedmouth’s riverside.

Issues to be addressed

The following issues have been identified which could be addressed through new development or active management. These are principally related to future development pressures and management of open space.

- Poor entrance and unimpressive approach to Spittal resulting in a lack of sense of arrival. This is in contrast to the main body of the town which has homogeneity and a distinct character.
- A lack of quality landscaping with some existing public realm showing deterioration and lack of maintenance.
- Traffic problems at the junction of Main Street and on street parking which detracts from the quality of the streetscape.
- Lack of signage to viewpoints and the long distance cycle and walking routes.
- The erosion of historical features in residential properties, including the replacement of timber sash windows and traditional doors with uPVC.
- Shopfronts on Main Street have been removed or altered during the conversion of properties into dwellings and the development at such properties has encouraged the proliferation of materials and styles unsympathetic to the vernacular.
- The propensity of satellite dishes and wirescape which damages the appearance of the Conservation Area.
- The extent of vacant plots and derelict buildings at Spittal Point detracts from the unique and intact character of Spittal.
- Connectivity to wider Spittal area (Eastcliffe and Highcliffe estates) is poor mainly due to the severance created by the railway line.
- The beach area extending from the car park at Spittal Point round to Spittal quay displays a poor appearance particularly at low tide with litter prominent. This detracts in the foreground views from this important vantage point.



Spa Well Park and War Memorial



Views towards Berwick from Sandstell Point

Sensitivity to change

There are also some elements which are particularly sensitive to change. These particularly relate to the historic built heritage.

- Shopfronts are sensitive to cumulative removal and degradation of traditional architectural features. The return of residential properties and former shops back to commercial use also present a risk of unsympathetic choices of materials and styles.
- The harbour area is susceptible to incremental change through its continuing operational use.
- Development of former industrial land at Spittal Point.
- Gap sites and future infill development have the potential to erode the distinctive character of Spittal.
- Loss of archaeological features important to Spittal’s history through development.
- The future use of the Promenade building.



Junction on to Main Street and gateway to Spittal

Character management principles

In order to address the issues highlighted above, principles for managing change should focus on sustaining, reinforcing or enhancing those aspects which are key contributors to local distinctiveness. The following principles should be considered when defining policies with respect to heritage and character:

- New development in Spittal should act to conserve and enhance the distinctive character of the village. This would include the existing shopfronts. The size, shape, colour, style of lettering and materials must be sympathetic to the building and area, as well as recognising the relationship with neighbouring buildings.
- New build designs either within or adjacent to the Spittal Conservation area must be responsive to vernacular building material, height, scale and massing. Design codes could be employed to assist in this.
- The list of buildings of interest, identified within this report, should be taken into consideration in the production of any formally adopted local list of non-designated heritage assets.
- Maximise the attractiveness and activity of the town centre through better interpretation and promotion of the town's archaeological, built and maritime heritage assets both for locals and tourists.
- Improve the gateway and arrival experience to Spittal particularly when considering future landuses and development opportunities. The sporadic siting of buildings gives Spittal a poorly defined limit which could be addressed through future development and gateway public realm opportunities.
- Wide spread opportunities to improve and enhance the public realm including consideration of cohesive surface treatments throughout the village and replacement street tree planting along Main Street.
- Spittal Point development provides an opportunity for a comprehensive mixed use redevelopment of this important and visually sensitive site.
- Enhancement of the visitor experience at the car park at Spittal Point with opportunities to enhance the space and create better pedestrian and cycle connectivity with Tweedmouth.
- Ensure that the limited number of access points across the railway line are maintained and enhanced to provide better connectivity between the communities.
- Opportunity to create a focal vantage point at the south end of Spittal to draw visitors through the town and to create a positive end point for the Northumberland Coastal Path.



Satellite dishes on traditional buildings



Venetian arcade on Spittal Promenade

Character Area 7: Tweedmouth and Spittal Wider Urban Area

Key Characteristics

- Residential dominated area with varying ages and styles of estate extending out from the historic core of Tweedmouth and Spittal.
- Historical industrial uses associated with the railway are still evident along with the more recent industrial buildings within the Tweedside Trading Estate.
- Historic buildings and structures are evident throughout the townscape and add to the depth of character.
- Open space is widespread and primarily associated with community facilities, such as playing fields, cemetery and the river corridor.
- Extensive areas of open countryside lie within the south of this area and adjacent to the River Tweed.
- Close relationship with both the surrounding rural area as well as the historic core of Tweedmouth and Spittal.
- Expansive seaward views from Highcliffe and Eastcliffe as well as views towards Tweedmouth and the historic core of Berwick from the A1167 road corridor.
- The River Tweed forms the northern extents of this character area where the wide riverside bank is crossed by the dramatic structure of the Royal Border Bridge.



Views to surrounding countryside from Dean Drive

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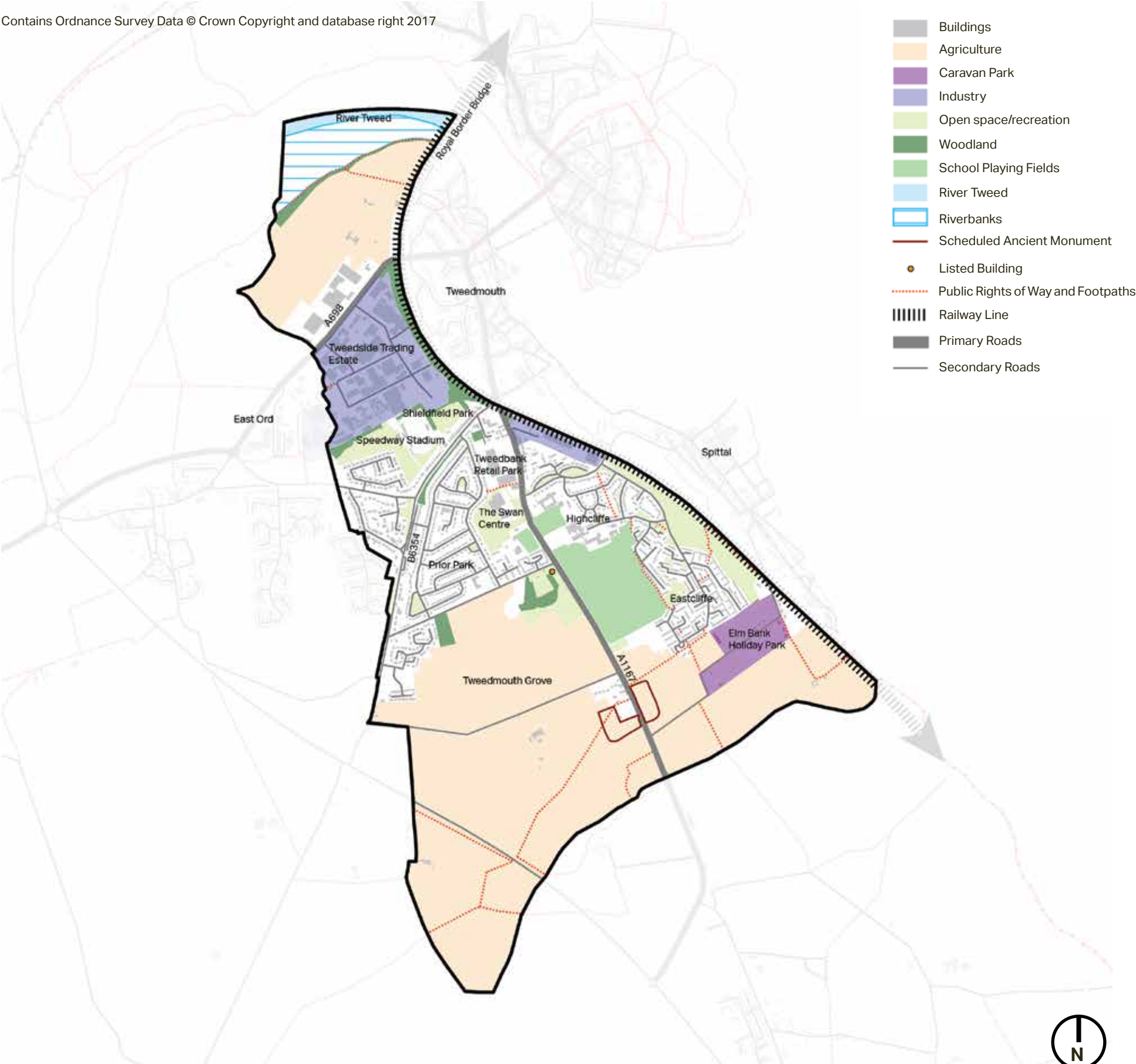


Figure 12: CA 6: Tweedmouth and Spittal Wider Urban Area, NTS



Tweedmouth Trading Estate is visible within residential areas off Ivinson Road

Topography and hydrology

This character area is located on the upper banks above Tweedmouth (CA5) and Spittal (CA6). Land falls and drains towards the North Sea in the east and the River Tweed in the north. Land rises to form a high point of approximately 80m AOD located in the fields to the south. Land climbs steeply on the approach to this highpoint, at the southern approach towards Tweedmouth, providing panoramic views to the north.

The wide river corridor of the River Tweed forms the northern boundary of this character area. It has a strong tidal influence which is apparent in the character of the river changing dramatically from a broad flowing river to one narrowly confined by shoals.

Movement and connectivity

The A1167 and A698 are the main arterial routes through this area, both connecting with the A1 and providing gateway approaches to Tweedmouth from the south and west. Secondary routes include the B6354 and B6345, which connect to a network of minor roads linking the clustered residential areas to these main routes. The East Coast Mainline provides a barrier to movement particularly between Highcliffe and Eastcliffe with Spittal as well as within Tweedmouth.

A network of Public Rights of Way are located within the fields to the south and north of this area, which connect people in the urban area with the surrounding countryside, the River Tweed and the coast.

Land use

Land use is dominated by residential estates of varying ages which have extended beyond the railway line to facilitate the expansion of Tweedmouth and Spittal. A large industrial estate is located to the north of the character area with large scale units for retail, leisure and institutional uses concentrated along the A1167 and A698 road corridor. Open fields subdivided by hedgerows and post and wire fencing form the urban fringe to the south along with a holiday park positioned to maximise the seaward views. The southern banks and floodplain of the River Tweed remains undeveloped other than the waste water treatment works and some commercial development which has begun to encroach along the north side of the A698.

Several large scale buildings are located along the A1167 including several schools and leisure centre with associated large areas of playing fields. Retail activity is also concentrated here, at the Tweedbank Retail Park. Areas of employment include the two industrial estates located within this area.



Distant views from elevated land to the south of the character area



Distant views from elevated land to the south of the character area

Heritage assets

This character area is urban and covers the areas which surround the historic cores of Tweedmouth and Spittal. This area still contains historic buildings and structures. However, they are not covered by a conservation area designation. The urban area contains a high proportion of residential properties as well as schools, a leisure centre, a small retail park and part of the large industrial estate to the west of the area (Tweedmouth Trading Estate).

Historically, this area contained a number of industrial uses related to the railway. Tweedmouth had its own railway station and a goods yard. The large sheds can still be found off Billendean Road on the southern side of the railway line, they are now only accessed through the Dove Builder’s Merchants off Northumberland Road. Although these older sheds are in a poor state of repair, they maintain a strong link to Tweedmouth’s railway heritage.

The residential areas comprise of a number of separate housing developments which have merged to create this character area. The houses on Northumberland Road and Shielfield Terrace were developed along with the railway in the 1850s, Billendean Terrace was built in the 1930s along with Tweedmouth Middle School, followed by Askew Crescent which was built by the Askew Housing Trust. Prior Park was developed in the 1950s and Highcliffe and Eastcliffe developed later in the 1960s and 1970s. New housing has continued to be developed within this character area, most recently with an extension to the Highcliffe and Eastcliffe housing estates.

The retail park on Northumberland Road was built upon the site of Tweed Saw Mill.

Listed Buildings

There is one Listed Building within this character area which comprises of mortuary chapels, a gate lodge, gates and piers at Tweedmouth Cemetery (NHLE 1393564). The structures are listed Grade II and are located in the centre of this character area but on the edge of the developed area.

Scheduled Monuments

Springhill Roman Camp (NHLE 1003655) is located to the south of the character area close to the reservoir. It straddles across the old A1 known as Sunnyside Cut.

Further information on the above heritage assets can be found on the Historic England website: <https://historicengland.org.uk/>

Urban structure and built form

The development pattern of this area has originated along the two main arterial routes in response to the physical barrier presented by the railway line and the need for expansion of the settlements of Tweedmouth and Spittal. The residential areas have developed from a nucleated form which has merged over time to create a series of architecturally distinct but almost continuous residential areas. There is a mix of architectural styles dating from the 1850s with two storey stone terraces on Northumberland Road and Shielfield Terrace, 1930s two storey rendered semi-detached properties set in larger plots on Billendean Terrace with Askew Crescent, a planned development set around two crescents overlooking a shared green space. Prior Park was developed in the 1950s and comprises a consistent building line of rendered semi-detached properties and Highcliffe and Eastcliffe reflect 1960s and 1970s style inward looking estates set within a series of cu-de-sacs.

Industrial areas extend both along the railway line and between the A698 and adjacent residential areas and comprise a series of yards with lower industrial buildings as well as large silos and industrial units. The peripheral areas to the north and south of this character area contrast with the urban form with open, undeveloped farmland.

Green space and public realm

There is a similar ratio of open space to developed space within this area, particularly in relation to the settlement fringe and rural periphery of fields to the south. These fields then connect with extensive school grounds and recreational grounds at the Swan Centre leisure centre, which form a central green wedge along the A1167, creating an attractive tree lined approach towards Tweedmouth.

Public green space includes a large corridor that runs parallel to Highcliffe and Eastcliffe estates, as well as open spaces within these estates. This area mostly comprises mown grass, with some rough grassland further south with little tree cover. Other public green spaces include Old Shieldfield Park and Tweedmouth Cemetery.

Amenity planting of shrubs and trees is located at Tweedbank Retail Centre and boundary tree planting helps to contain Tweedside Trading Estate. The Tweed river corridor comprises open space and agricultural fields with public access along the riverbanks.



Housing at Askew Crescent



Green space, the railway corridor and topography divides Spittal from Highcliffe and Eastcliffe

Views

Views within this area vary greatly. Within residential estates, views are typically short distance restricted by built form and vegetation. Along the busier main and secondary road corridors views are linear mid-distance views of the surrounding urban or rural areas. There are views towards storage siloes at The Tweedside Trading Estate from a number of residential locations within this character area and beyond.

There are also opportunities for long distance views, such as the view looking north to the countryside beyond Berwick from the southern approach to Tweedmouth along the A1167. The residential areas of Highlife and Eastcliffe experience elevated panoramic views of the coast with Spittal Point and Berwick in the distance.



Tweedmouth Cemetery



Urban/rural fringe at Eildon View

Managing Change

Positive aspects of character

- There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These generally relate to the proximity to rural areas, the coast and Tweed corridor.
- Panoramic gateway view when approaching along the A1167 from the south.
 - Close relationship with the surrounding rural area.
 - The open un-developed nature of the river corridor and pedestrian access it affords.
 - Historic buildings evident throughout the townscape, add to the character and sense of place.
 - The two main arterial routes provide a reasonable level of public realm with planted sections which assist in creating a degree of coherence to the road corridors despite the sometimes disparate land uses.
 - The industrial estate is relatively well sited and contained.

Issues to be addressed

- The following issues have been identified which could be addressed through new development or active management. These are principally related to future development pressures and management of open space.
- The settlement boundary needs to be better defined to prevent encroachment into the adjacent countryside in the south and the river corridor in the north.
- Old Shieldfield Park and land surrounding Shieldfield Stadium, is not fulfilling its potential and needs a stronger function and sense of place.
 - Open space adjacent to Highcliffe estate lacks purpose and sense of place.
 - The railway corridor creates a barrier to movement.
 - Poor connectivity of Highcliffe and Eastcliffe estates with Spittal.

Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate to the intact 19th century properties as well as the un-developed river corridor.

- The continued pressure for expansion of housing into greenfield land to the south of the character area.
- Open space with currently limited purpose will be at threat from development such as the land surrounding the Speedway stadium and Shieldfield Park.
- The open and un-developed nature of the river corridor.

Character Management Principles

In order to address the issues highlighted above, principles for managing change should focus on sustaining, reinforcing or enhancing those aspects which are key contributors to local distinctiveness. The following principles should be considered when defining policies with respect to heritage and character:

- Maintain and manage the sensitive habitats and nationally important conservation interests along the River Tweed corridor.
- Reinforce the urban edge to prevent further encroachment from development and to define the settlement edge particularly to the south along Cow Road and Churchill Lane.
- Public realm improvements to the gateway to Tweedmouth and the wider Berwick area when approaching from the south along the A1167 and to the west along the A698.
- Limit development incursion into the river corridor landscape from the A698 with structure planting to reinforce the urban edge.
- Conserve and enhance the heritage assets within the area which provide an important local contribution to the townscape.
- The list of buildings of interest, identified within this report, should be taken into consideration in the production of any formally adopted local list of non-designated heritage assets.
- Maintain the existing corridors connecting the communities either side of the railway line, enhancing pedestrian and cycle movement.
- Opportunities to enhance the interfaces between the residential and industrial areas, reinforcing planted buffers.
- Provision of designated children's play space and active green space within new housing developments with an emphasis on pedestrian and cycle connectivity between communities and facilities.



New housing development to the south of the character area, at Barley Rise

NEXT STEPS



Sculpture along the banks of the River Tweed

Next steps and sources of further information and support

This study is intended to provide evidence to support the development of policies with respect to heritage and character for the Berwick Neighbourhood Plan. As such, it does not provide a comprehensive overview of contribution of individual buildings, streets or spaces to the character of the area. It should be considered alongside other evidence gathered through the plan making process, such as detailed policy reviews, consultation responses and site options assessments and the evidence base of the Northumberland Local Plan.

Other work which would strengthen the evidence base and provide a basis for monitoring and managing future change includes:

- Design codes which specify the types, form and appearance of development in the different character areas;
- Review of shop frontages and strategy for local retail across the area, including parking;
- Detailed architectural study of buildings identified for a Local List;
- A green infrastructure assessment to determine where and what types of green infrastructure are required to further enhance the character and appearance of the area.

A wealth of further information and support is available to assist Berwick Neighbourhood Planning Group in applying the principles set out in this assessment. The Locality website is a useful starting point and is updated regularly. Current guidance which may be of interest includes:

- Community Rights and Heritage, July 2016: <http://mycommunity.org.uk/resources/community-rights-and-heritage/>
- Heritage in Neighbourhood Plans, July 2016: <http://mycommunity.org.uk/news/heritage-in-neighbourhood-plans/>
- Design in Neighbourhood Planning, February 2016: <http://mycommunity.org.uk/resources/design-in-neighbourhood-planning/>

Further technical support is also available to priority neighbourhood planning groups and forums through Locality, funded by DCLG. The other packages of support currently available are:

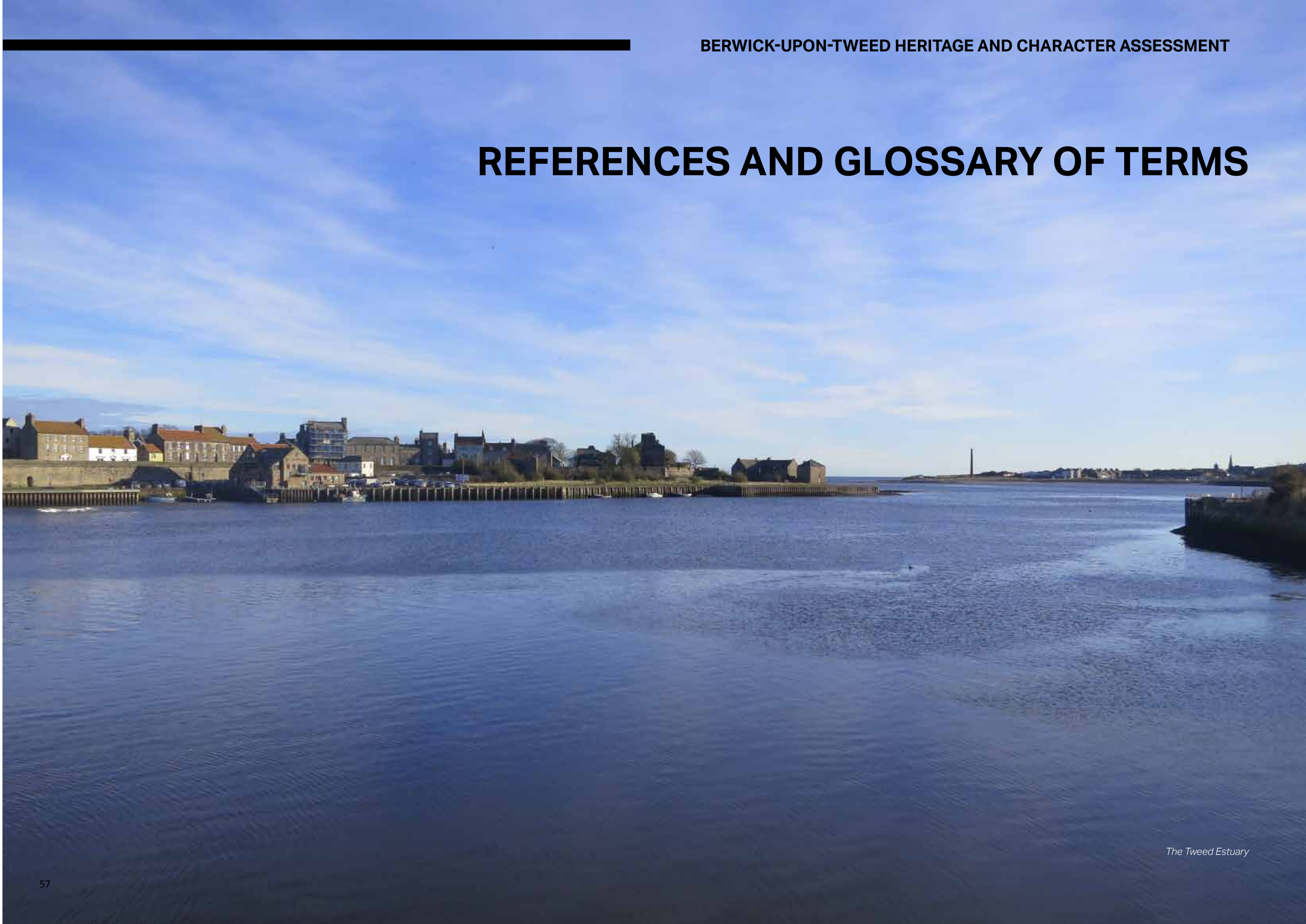
- Housing Advice and Assessment
- Site options and assessment
- Urban Design and Masterplanning, including Design Codes
- Strategic Environmental Assessment (SEA)
- Environmental Impact Assessment (EIA)
- Habitats Regulations Assessment (HRA)
- Viability of proposals
- Evidence Base and Policy Reviews
- Facilitation Support
- Technical Facilitation
- Healthcheck prior to examination

Further information is available in the Neighbourhood Planning Grant Guidance Notes produced by Locality: <http://mycommunity.org.uk/resources/guidance-notes-neighbourhood-planning/>



Berwick Bridge

REFERENCES AND GLOSSARY OF TERMS



Glossary of Terms

Building Line

The line formed by the frontages of buildings along a street.

Built form

Buildings and structures.

Edge

The boundary between two areas, these can be natural topographical features or man-made features.

Enclosure

The use of buildings and structures to create a sense of defined space.

Gateway

The design of a building, site or landscape to symbolise an entrance or arrival to a specific location.

Historic Environment Record

A record held by the local authority of known archaeological sites, historic buildings, and designed landscapes.

Land Cover

The surface cover of the land, usually expressed in terms of vegetation cover or lack of it. Related to but not the same as land use.

Land Use

What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.

Landscape

An area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors.

Landscape Character

A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.

Character Areas (CAs)

Character areas are unique areas which are the discrete geographical areas of a particular landscape type.

Landscape Types

Distinct landscape types that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes.

Listed Building

A listed building is one that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. There are three categories of listed buildings in the United Kingdom:

• Grade I buildings, which are of exceptional interest and make up 2.5% of all listed buildings in the United Kingdom.

• Grade II* buildings, which are particularly important buildings of more than special interest and make up 5.5% of all listed buildings in the United Kingdom.

• Grade II buildings, which are of special interest and make up 92% of all listed buildings in the United Kingdom.

National Character Area (NCA)

A National Character Area is a natural subdivision of England based on a combination of landscape, biodiversity, geodiversity and economic activity. There are 159 NCAs and they follow natural, rather than administrative, boundaries.

Rural

Relating to, or characteristic of the countryside rather than the town.

Setting

The context or environment in which something sits.

Tranquillity

A state of calm and quietude associated with a peace, considered to be a significant asset of landscape.

Tree Preservation Order (TPO)

A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodland in the interests of amenity.

Vernacular

The way in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials and responding to local economic and social conditions.

Views

Views that can be seen from an observation point to an object (s) particularly a landscape or building.

References

To Follow

Figure data references:

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The most publicly available up to date Historic England GIS Data can be obtained from <http://www.HistoricEngland.org.uk>.

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APPENDIX A: SCHEDULE OF HERITAGE ASSETS



Listed Buildings

Character Area	ListEntry	Name	Grade	ListDate	Easting	Northing
1	1290222	TOWN FORTIFICATIONS INCLUDING THE BELL TOWER	I	26/05/1971	400221	652855.3608
2	1042459	CORPORATION ARMS INN	II	26/05/1971	395732	652618.3608
2	1042479	SANSON SEAL HOUSE	II	01/08/1952	396359	654543.3608
3	1211464	BUST IN MEDALLION SET IN GARDEN WALL WEST OF CASTLE HILLS HOUSE	II	26/05/1971	398666	653454.3608
3	1370851	CASTLE HILLS HOUSE	II	26/05/1971	398702	653464.3608
3	1405597	Former toll house, 2, Castle Terrace	II	31/01/2012	399390.8	653577.5052
4	1041696	WALL OF BERWICK CASTLE TO NORTH OF THE RUINS OF CONSTABLE TOWER	I	26/05/1971	399410	653348.3608
4	1042432	EAST BARRACK, BERWICK BARRACKS MUSEUM	I	26/05/1971	400126	653080.3608
4	1042437	THE CUSTOM HOUSE	I	26/05/1971	399882	652625.9088
4	1042466	PREMISES OCCUPIED BY THE CARD SHOP, PREMISES OCCUPIED BY THE TOWN HOUSE COFFEE HOUSE AND PREMISES OCCUPIED BY THE BOUTIQUE ALL AT THE TOWN HALL	I	26/05/1971	399924	652897.3608
4	1042478	GATE	I	26/05/1971	400131	653174.3608
4	1211052	ROYAL BORDER BRIDGE	I	01/08/1952	399285	653252.3608
4	1233671	SHORE GATE	I	26/05/1971	399858.434	652644.0698
4	1233676	CHURCH OF HOLY TRINITY	I	01/08/1952	400036.125	653199.7511
4	1244721	GATEWAY AND GUARD HOUSE, BERWICK BARRACKS MUSEUM	I	26/05/1971	400090	653115.3608
4	1244722	WEST BARRACK AND ATTACHED PERIMETER WALL, BERWICK BARRACK MUSEUM	I	26/05/1971	400076	653072.3608
4	1244772	CLOCK HOUSE BUILDING, BERWICK BARRACKS MUSEUM	I	26/05/1971	400089	653043.3608
4	1290051	TOWN HALL	I	01/08/1952	399914	652901.3608
4	1290213	BERWICK CASTLE (FRAGMENTS, INCLUDING TOWERS AND WALLS AND STEPS)	I	01/08/1952	399328	653410.3608
4	1370836	SCOTSGATE	I	26/05/1971	399693.889	653077.7458
4	1370858	BELL TOWER AND REMAINS OF TOWN WALLS	I	26/05/1971	399785	653526.3608
4	1371223	"BERWICK CASTLE				
RUINS OF THE CONSTABLE TOWER (PART OF BERWICK CASTLE)"	I	01/08/1952	399406	653338.3608		
4	1041656	2-12, BRIDGE END	II	01/08/1952	399742	652816.3608
4	1041657	12 AND 14, BRIDGE STREET	II	26/05/1971	399877	652765.3608
4	1041658	24, BRIDGE STREET	II	26/05/1971	399860	652765.3608
4	1041659	26, BRIDGE STREET	II	26/05/1971	399852	652769.3608
4	1041660	32-36, BRIDGE STREET	II	26/05/1971	399836.5978	652775.9091
4	1041661	48-52, BRIDGE STREET	II	26/05/1971	399819	652793.3608
4	1041662	54-60, BRIDGE STREET	II	01/08/1952	399802	652801.3608
4	1041663	64, BRIDGE STREET	II	01/08/1952	399772.9629	652814.0276
4	1041664	7, BRIDGE STREET	II	26/05/1971	399871	652732.3608
4	1041665	13 AND 15, BRIDGE STREET	II	26/05/1971	399854	652740.3608
4	1041666	25 AND 25A, BRIDGE STREET	II	01/08/1952	399832	652760.3608
4	1041667	27-33, BRIDGE STREET	II	26/05/1971	399816	652765.3608
4	1041668	SALLY PORT	II	26/05/1971	399774.5827	652730.9619
4	1041669	45 TO 53, BRIDGE STREET	II	01/08/1952	399784	652783.3608

Character Area	ListEntry	Name	Grade	ListDate	Easting	Northing
4	1041670	55 AND 57, BRIDGE STREET	II	26/05/1971	399765.839	652800.2488
4	1041671	1, BRIDGE TERRACE	II	01/08/1952	399724	652804.3608
4	1041672	GRAIN STORE	II	26/05/1971	399708	652833.3608
4	1041673	CONDUIT HEAD	II	26/05/1971	399648	653133.3608
4	1041674	WAR MEMORIAL	II	26/05/1971	399572	653344.3608
4	1041676	11 AND 13, CASTLEGATE	II	26/05/1971	399612	653131.3608
4	1041678	NUMBER 26 (INCORPORATING 28)	II	26/05/1971	399959	652928.3608
4	1041699	LADY JERNINGHAM MONUMENT IN GARDENS	II	26/05/1971	399642	652987.3608
4	1042403	71 AND 73, RAVENSDOWNE	II	01/08/1952	400075	653012.3608
4	1042404	10-14, RAVENSDOWNE	II	01/08/1952	400073	652736.3608
4	1042405	20, RAVENSDOWNE	II	01/08/1952	400074	652746.3608
4	1042406	26, RAVENSDOWNE	II	01/08/1952	400088	652764.3608
4	1042407	44, RAVENSDOWNE	II	01/08/1952	400103	652858.3608
4	1042408	50, RAVENSDOWNE	II	01/08/1952	400109	652876.3608
4	1042409	56 AND 58, RAVENSDOWNE	II	01/08/1952	400113	652896.3608
4	1042424	BOWER VILLA	II	26/05/1971	399979	652520.3608
4	1042426	25 AND 27, PALACE STREET	II	26/05/1971	399918.952	652601.6068
4	1042427	NESS GATE HOTEL	II	01/08/1952	400041	652686.3608
4	1042429	AVENUE HOUSE	II	01/08/1952	399987	652627.3608
4	1042430	2 AND 4, PARADE	II	26/05/1971	399979	653083.3608
4	1042431	12-18, PARADE	II	26/05/1971	400015	653092.3608
4	1042434	8, QUAY WALLS	II	01/08/1952	399798.114	652711.2668
4	1042435	9, QUAY WALLS	II	01/08/1952	399812	652698.3608
4	1042436	10-13, QUAY WALLS	II	01/08/1952	399827	652682.3608
4	1042440	RAILWAY STATION	II	26/05/1971	399419	653411.3608
4	1042441	1 AND 3, RAVENSDOWNE	II	26/05/1971	400037	652722.3608
4	1042442	7, RAVENSDOWNE	II	26/05/1971	400043	652746.3608
4	1042443	15 AND 17, RAVENSDOWNE	II	26/05/1971	400051	652776.3608
4	1042444	39, RAVENSDOWNE	II	26/05/1971	400072	652871.3608
4	1042445	55, RAVENSDOWNE	II	26/05/1971	400091.2319	652942.2752
4	1042447	114, 116 AND 116A, MARYGATE (See details for further address information)	II	26/05/1971	399721	653066.3608
4	1042448	5, NESS STREET	II	01/08/1952	400073	652692.3608
4	1042449	14, NESS STREET	II	01/08/1952	400082	652670.3608
4	1042450	16-20, NESS STREET	II	26/05/1971	400085	652667.3608
4	1042451	BERWICK SCOUT HALL AND ATTACHED DWARF WALL AND GATES	II	11/11/1970	399948	652579.3608
4	1042452	2, PALACE GREEN	II	26/05/1971	399974	652593.3608
4	1042453	5 AND 7, HIDE HILL	II	26/05/1971	399953	652877.3608
4	1042454	15, HIDE HILL	II	26/05/1971	399951	652846.3608
4	1042455	6 AND 8, HIDE HILL	II	26/05/1971	399922	652854.3608
4	1042456	BARCLAYS BANK	II	26/05/1971	399896	652817.3608
4	1042457	30-36, HIDE HILL	II	26/05/1971	399906	652795.3608
4	1042458	50-54, HIDE HILL	II	26/05/1971	399901	652743.3608
4	1042460	2, LOVE LANE	II	01/08/1952	399751.209	652827.6298
4	1042467	14, PALACE GREEN	II	11/11/1970	399941	652598.3608
4	1042468	58J, CHURCH STREET	II	26/05/1971	400032	652985.3608
4	1042469	NUMBER 62 (INCORPORATING 64)	II	26/05/1971	399977	653012.3608

Character Area	ListEntry	Name	Grade	ListDate	Easting	Northing
4	1042470	70 AND 70A, CHURCH STREET (See details for further address information)	II	26/05/1971	399999	653020.3608
4	1042471	74, CHURCH STREET	II	26/05/1971	399983	653031.3608
4	1042472	84, CHURCH STREET	II	26/05/1971	399980	653074.3608
4	1042473	11-15, CHURCH STREET	II	26/05/1971	399940	652934.3608
4	1042474	17, CHURCH STREET	II	26/05/1971	399946	652946.3608
4	1042475	23 AND 25, CHURCH STREET	II	26/05/1971	399953	652963.3608
4	1042476	43, CHURCH STREET	II	26/05/1971	399949	653024.3608
4	1042477	THE OLD VICARAGE	II	01/08/1952	399936	653093.3608
4	1042480	3, EASTERN LANE	II	26/05/1971	399870	652899.3608
4	1042481	16 AND 18, EASTERN LANE	II	26/05/1971	399832	652871.3608
4	1042482	36, FOUL FORD	II	26/05/1971	399921.3039	652646.7686
4	1042483	1 AND 2, GREENSIDE AVENUE	II	01/08/1952	399759	653114.3608
4	1042484	37, MARYGATE	II	26/05/1971	399872.6458	652909.3218
4	1042485	39, MARYGATE	II	01/08/1952	399866.208	652915.0118
4	1042486	63, MARYGATE	II	26/05/1971	399819	652949.3608
4	1042487	81-85, MARYGATE	II	26/05/1971	399779	652971.3608
4	1042488	101-109, MARYGATE	II	26/05/1971	399730	653009.3608
4	1042489	4-10, MARYGATE	II	26/05/1971	399921	652916.3608
4	1042490	26, MARYGATE	II	26/05/1971	399889.726	652935.2978
4	1072607	THE GRANARY	II	15/09/1997	399810	652735.3608
4	1211096	9 AND 11, BRIDGE STREET	II	01/08/1952	399866.949	652741.4408
4	1211111	OLD HEN AND CHICKENS	II	26/05/1971	399808	652769.3608
4	1211118	59 AND 61, BRIDGE STREET	II	01/08/1952	399754	652802.3608
4	1211152	STOCKS, BY THE TOWN HALL	II	26/05/1971	399896.2192	652919.3423
4	1211156	3 AND 5, CASTLEGATE	II	26/05/1971	399632	653112.3608
4	1211158	VICTORIA HOUSE	II	01/08/1952	399606	653137.3608
4	1211160	23, CASTLEGATE	II	01/08/1952	399584	653174.3608
4	1211234	39 AND 41, CHURCH STREET	II	26/05/1971	399952	653012.3608
4	1211240	GATEKEEPER'S LODGE	II	26/05/1971	400113	653166.3608
4	1211246	2 AND 4, EASTERN LANE	II	01/08/1952	399858	652903.3608
4	1211251	OLD GRAMMAR SCHOOL	II	01/08/1952	399729.2682	652986.9599
4	1211259	1 AND 3, HIDE HILL	II	26/05/1971	399943	652878.3608
4	1211282	41 AND 43, MARYGATE	II	26/05/1971	399860.466	652920.3288
4	1211286	53-61, MARYGATE	II	26/05/1971	399840	652931.3608
4	1211320	2, MARYGATE	II	26/05/1971	399933.2196	652906.2529
4	1211331	THE BERWICK ARMS	II	26/05/1971	399901	652934.3608
4	1211356	9-13, HIDE HILL	II	26/05/1971	399951.8255	652855.9755
4	1211360	10 AND 12, HIDE HILL	II	26/05/1971	399920	652845.3608
4	1211361	NUMBERS 44 AND 46 (HARVEST HOUSE) AND 48	II	26/05/1971	399905	652755.3608
4	1211413	8 AND 10, PALACE GREEN	II	11/11/1970	399957	652601.3608
4	1211416	GLEN ALVA	II	01/08/1952	399928	652585.3608
4	1211451	20 AND 22, PARADE	II	01/08/1952	400038	653097.3608
4	1211498	EAGLE HOUSE	II	26/05/1971	399513	653310.3608
4	1211516	ENTRY TO NUMBERS 61A AND 61B	II	26/05/1971	400096	652958.3608
4	1211519	75, RAVENSDOWNE	II	26/05/1971	400078.8185	653022.3609
4	1211524	18, RAVENSDOWNE	II	26/05/1971	400083.763	652747.7449
4	1211528	38 AND 40, RAVENSDOWNE	II	26/05/1971	400096	652849.3608
4	1211538	48, RAVENSDOWNE	II	26/05/1971	400102	652872.3568

Character Area	ListEntry	Name	Grade	ListDate	Easting	Northing
4	1211543	ST CUTHBERT'S ROMAN CATHOLIC PRESBYTERY	II	01/08/1952	400115	652924.3608
4	1233664	72, RAVENSDOWNE	II	01/08/1952	400116	652945.3608
4	1233665	BERWICK UPON TWEED SOCIAL AND LABOUR CLUB	II	01/08/1952	400120	652968.3608
4	1233666	11, SANDGATE	II	26/05/1971	399898	652678.3608
4	1233667	THE HEN AND CHICKENS HOTEL	II	26/05/1971	399887	652664.3608
4	1233668	THE QUEEN'S HEAD HOTEL	II	26/05/1971	399883	652712.3608
4	1233669	10, SANDGATE	II	26/05/1971	399864	652698.3608
4	1233670	1-7, SCOTT'S PLACE	II	26/05/1971	399663	653180.3608
4	1233673	12, TWEED STREET	II	26/05/1971	399544	653192.3608
4	1233674	48, TWEED STREET	II	26/05/1971	399508	653305.3608
4	1233675	1, 3, 3A, 3B AND 3C, WALLACE GREEN (See details for further address information)	II	26/05/1971	399917	653175.3608
4	1233678	GATEPIERS AT THE CHURCH OF HOLY TRINITY	II	01/08/1952	400009	653155.3608
4	1233682	57, WEST STREET	II	01/08/1952	399770.0254	652825.1958
4	1233683	2 AND 4, WEST STREET	II	26/05/1971	399819	652946.3608
4	1233684	28 AND 30, WEST STREET	II	26/05/1971	399799.016	652906.0968
4	1233685	35, WOOL MARKET	II	01/08/1952	400031	652871.3608
4	1233687	NUMBER 1 AND RAILINGS	II	04/07/1990	399739	652790.3608
4	1233691	2, QUAY WALLS	II	30/11/1984	399753.293	652776.2178
4	1233693	QUAYSIDE GRANARY	II	30/11/1984	399808	652656.3608
4	1233699	94, 94A, 100 AND 102, MARYGATE	II	25/01/1973	399777	653036.3608
4	1233711	1-3, ST MARY'S PLACE	II	26/05/1971	399651	653155.3608
4	1233740	1 AND 3, WALKERGATE	II	26/05/1971	399736	653068.3608
4	1233742	CHURCH OF SCOTLAND	II	26/05/1971	399977	653162.3608
4	1233747	11, WEDELL'S LANE	II	26/05/1971	399976	652624.3608
4	1233752	3, WEST STREET	II	26/05/1971	399823.098	652927.8753
4	1233762	33 AND 35, WEST STREET	II	26/05/1971	399803	652866.3608
4	1233767	6-12, WEST STREET	II	01/08/1952	399813	652937.3608
4	1233769	24 AND 26, WEST STREET	II	26/05/1971	399800.93	652912.2638
4	1233771	16 AND 17, QUAY WALLS	II	30/11/1992	399880	652639.3608
4	1233790	A GROUP OF COTTAGES IN LONG NARROW YARD LEADING TO NUMBER 58J (11/60)	II	21/04/1986	399992	653001.3608
4	1233793	124 AND 126, MARYGATE	II	25/01/1973	399709.149	653076.8748
4	1233795	37-41, WOOL MARKET	II	26/05/1971	400046	652861.3608
4	1264036	THE FREE TRADE INN	II	04/10/1994	399546	653294.3608
4	1264038	64, WEST STREET	II	01/08/1952	399761.417	652829.7568
4	1270332	OUR LADY AND ST CUTHBERT'S ROMAN CATHOLIC CHURCH, TO REAR OF NUMBER 64	II	09/02/1996	400133	652922.3608
4	1276438	40, EASTERN LANE	II	24/02/1989	399783	652816.3608
4	1276440	3, QUAY WALLS	II	30/11/1984	399761	652768.3608
4	1276443	43, 45 AND 45A, WOOL MARKET	II	26/05/1971	400056	652852.3608
4	1276470	K6 TELEPHONE KIOSK SOUTH OF KINGS ARMS HOTEL AND OUTSIDE TRUSTEE SAVINGS BANK	II	10/05/1988	399932	652772.3608
4	1276473	66 AND 68, RAVENSDOWNE	II	01/08/1952	400117	652928.3608

Character Area	ListEntry	Name	Grade	ListDate	Easting	Northing
4	1276499	13, SANDGATE	II	26/05/1971	399896	652672.3608
4	1276503	13-19, WEST STREET	II	26/05/1971	399809.7159	652900.2021
4	1276505	18-22, WEST STREET	II	26/05/1971	399804.333	652918.2178
4	1276506	32-36, WEST STREET	II	01/08/1952	399793	652893.3608
4	1289957	6 AND 8, RAVENSDOWNE	II	01/08/1952	400075	652721.3608
4	1289959	30, RAVENSDOWNE	II	26/05/1971	400085	652820.3608
4	1289987	BOYS' NATIONAL SCHOOL	II	01/08/1952	400042	652732.3608
4	1289988	13, RAVENSDOWNE	II	26/05/1971	400053	652766.3608
4	1289991	51 AND 53, RAVENSDOWNE	II	01/08/1952	400063	652918.3608
4	1290010	8A, QUAY WALLS	II	26/05/1971	399803.218	652706.1628
4	1290011	GATE HOUSE	II	26/05/1971	399875	652650.3608
4	1290034	26 AND 28, HIDE HILL	II	26/05/1971	399906	652804.3608
4	1290035	3, LOVE LANE	II	26/05/1971	399736	652822.3608
4	1290070	THE KING'S ARMS HOTEL	II	01/08/1952	399959	652789.3608
4	1290084	77A AND 79, MARYGATE	II	26/05/1971	399786	652959.3608
4	1290087	91, MARYGATE	II	26/05/1971	399765	652981.3608
4	1290127	47-51, CHURCH STREET	II	01/08/1952	399948	653047.3608
4	1290128	MASONIC HALL	II	26/05/1971	399931	653123.3608
4	1290134	KING'S HEAD INN	II	26/05/1971	399977	652981.3608
4	1290151	BERWICK HOUSE	II	01/08/1952	399715	652818.3608
4	1290156	4-8, CASTLEGATE	II	26/05/1971	399645	653145.3608
4	1290176	1-5, BRIDGE STREET	II	26/05/1971	399882	652732.3608
4	1290181	17, BRIDGE STREET	II	01/08/1952	399842	652732.3608
4	1290185	41 AND 43, BRIDGE STREET	II	26/05/1971	399792	652775.3608
4	1290188	GATE PIERS AND FRONT GARDEN WALLS TO THE LIONS HOUSE	II	26/05/1971	400153	652861.3608
4	1290195	FLAGSTAFF HOUSE	II	26/05/1971	400050	652611.3608
4	1290205	CORPORATION ACADEMY	II	01/08/1952	399686	652944.3608
4	1370830	1-9, CHURCH STREET	II	01/08/1952	399938.82	652918.8698
4	1370831	19, CHURCH STREET	II	26/05/1971	399948	652954.3608
4	1370832	27, CHURCH STREET	II	26/05/1971	399955	652978.3608
4	1370833	57, CHURCH STREET	II	01/08/1952	399937	653067.3608
4	1370834	45-51, MARYGATE	II	01/08/1952	399849.9609	652926.6213
4	1370835	65 AND 67, MARYGATE	II	26/05/1971	399812	652954.3608
4	1370837	12-18, MARYGATE	II	26/05/1971	399913	652920.3608
4	1370850	6-10, PARADE	II	01/08/1952	399999	653088.3608
4	1370852	6 AND 7, QUAY WALLS	II	26/05/1971	399785	652725.3608
4	1370853	11, RAVENSDOWNE	II	26/05/1971	400040	652760.3608
4	1370854	41, RAVENSDOWNE	II	26/05/1971	400076	652880.3608
4	1370855	63, RAVENSDOWNE	II	26/05/1971	400088	652964.3608
4	1370857	2-12, NESS STREET	II	26/05/1971	400068	652676.3608
4	1370860	4, PALACE GREEN	II	01/08/1952	399969	652597.3608
4	1370861	2 AND 4, HIDE HILL	II	26/05/1971	399928.3073	652861.3999
4	1370862	14-20, HIDE HILL	II	26/05/1971	399910	652837.3608
4	1370865	1-9, MARYGATE	II	26/05/1971	399912	652866.3608
4	1370866	3, PALACE GREEN	II	26/05/1971	399994	652508.3608
4	1370867	58 AND 60, CHURCH STREET	II	26/05/1971	399977	652994.3608
4	1370868	66, 66A AND 68, CHURCH STREET	II	26/05/1971	399990	653016.3608
4	1370869	76, CHURCH STREET	II	26/05/1971	399978	653037.3608
4	1370876	16, RAVENSDOWNE	II	01/08/1952	400074	652742.3608

Character Area	ListEntry	Name	Grade	ListDate	Easting	Northing
4	1370877	RAVENSHOLME HOTEL	II	01/08/1952	400098	652843.3608
4	1370878	46, RAVENSDOWNE	II	01/08/1952	400096.587	652872.4325
4	1370879	60, RAVENSDOWNE	II	26/05/1971	400110	652903.3608
4	1370886	CLEADON	II	26/05/1971	399908	652628.3608
4	1370887	14, PALACE STREET	II	26/05/1971	399890.129	652604.8448
4	1370888	GARDEN WALL AND SPIRAL VOLUTES AT FRONT OF NUMBER 5 (GRAMMAR SCHOOL)	II	26/05/1971	400016.3464	652649.4077
4	1370889	6, PALACE STREET EAST	II	01/08/1952	399981	652611.3608
4	1371225	3, AVENUE	II	26/05/1971	400046	652617.3608
4	1371226	UNITED PRESBYTERIAN CHURCH	II	26/05/1971	399683	652966.3608
4	1371245	2-6, BRIDGE STREET	II	26/05/1971	399891	652745.3608
4	1371246	16 AND 18, BRIDGE STREET	II	26/05/1971	399866	652761.3608
4	1371247	30, BRIDGE STREET	II	26/05/1971	399842	652772.3608
4	1371248	40-46, BRIDGE STREET	II	26/05/1971	399832	652786.3608
4	1371249	62, BRIDGE STREET	II	26/05/1971	399781	652813.3608
4	1371250	66, BRIDGE STREET	II	26/05/1971	399766	652818.3608
4	1371252	FORMER CHURCH OF ST MARY	II	01/08/1952	399608	653346.3608
4	1371253	7 AND 9, CASTLEGATE	II	26/05/1971	399624	653121.3608
4	1380349	FORMER CORN EXCHANGE	II	23/06/2000	399915	652687.3608
4	1391849	PIER MALTINGS	II	30/01/2007	400276.55	652675.2641
4	1393893	MANSERGH	II	09/08/2010	399973.13	653081.4341
4	1393915	POLICE STATION AND MAGISTRATES COURT	II	12/08/2010	399977	652952.3608
4	1393923	33, PALACE STREET	II	18/08/2010	399908.45	652575.2731
4	1393926	CLASSICAL STATUE	II	20/08/2010	399768.83	653260.0558
4	1393927	CLUB HOUSE	II	20/08/2010	399618.5	652964.7168
4	1393941	4, COLLEGE PLACE	II	03/09/2010	399804.05	653156.5583
4	1396370	RAMPART HOUSE	II	25/11/2010	399842.752	653208.2828
4	1396572	ICE HOUSE	II	22/02/2011	399690.489	652882.2458
4	1405086	Cellars beneath 10-14 (odd) Silver Street	II	06/12/2011	399976.8	652669.5073
4	1410505	Customs Watch House	II	07/09/2012	399848.8	652477.0024
4	1041675	GARFIELD GUEST HOUSE	II*	01/08/1952	399637	653106.3608
4	1041697	THE MAGAZINE, INCLUDING ENCLOSING WALL AND ENTRANCE TO THE MAGAZINE	II*	26/05/1971	400176	652879.3608
4	1042402	ENTRANCE GATEWAY TO MILITARY HOSPITAL	II*	26/05/1971	400087.6615	653002.0301
4	1042425	THE OLD GUARDHOUSE	II*	26/05/1971	399887	652544.3608
4	1042428	GRAMMAR SCHOOL	II*	01/08/1952	400034.0859	652649.4234
4	1042433	4, QUAY WALLS	II*	01/08/1952	399771	652749.3608
4	1042438	20, QUAY WALLS	II*	01/08/1952	399884	652605.3608
4	1042439	EDINA HOUSE	II*	01/08/1952	399879.226	652582.5558
4	1042446	MILITARY HOSPITAL	II*	26/05/1971	400069	652992.3608
4	1211503	33 AND 37, RAVENSDOWNE	II*	01/08/1952	400065	652858.3608
4	1211541	52 AND 54, RAVENSDOWNE	II*	01/08/1952	400115	652884.3608
4	1233679	WALLACE GREEN MANSE	II*	01/08/1952	399931	652512.3608
4	1233749	2, WELLINGTON TERRACE	II*	01/08/1952	399912	652517.3608
4	1276502	1, WELLINGTON TERRACE	II*	01/08/1952	399899	652521.3608
4	1290009	5, QUAY WALLS	II*	01/08/1952	399775	652738.3608

Character Area	ListEntry	Name	Grade	ListDate	Easting	Northing
4	1290012	19, QUAY WALLS	II*	01/08/1952	399883	652612.3608
4	1370859	THE GOVERNOR'S HOUSE	II*	01/08/1952	399988	652566.3608
4	1370875	2 AND 4, RAVENSDOWNE	II*	01/08/1952	400065	652694.3608
4	1371224	THE LIONS HOUSE	II*	26/05/1971	400144	652863.3608
4	1371254	RED LION PUBLIC HOUSE	II*	01/08/1952	399597	653148.3608
5	1041695	BERWICK BRIDGE	I	01/08/1952	399556	652704.3608
5	1041677	CHURCH OF ST BARTHOLOMEW AND ST BOISIL	II	01/08/1952	399554	652287.3608
5	1042462	CLIFFORD HOUSE	II	01/08/1952	399413	652639.3608
5	1042463	46, MAIN STREET	II	01/08/1952	399447	652534.3608
5	1042464	64 AND 66, MAIN STREET	II	26/05/1971	399457.8339	652507.3218
5	1042465	72-80, MAIN STREET	II	26/05/1971	399459	652489.3608
5	1211374	GATE PIERS AT NUMBER 4	II	26/05/1971	399416.0625	652662.3062
5	1211378	20, MAIN STREET	II	26/05/1971	399436	652586.3608
5	1211385	56-62, MAIN STREET	II	26/05/1971	399446	652512.3608
5	1233813	THE OLD BREWERY	II	09/08/1978	399427	652304.3608
5	1276449	2 AND 2A, BREWERY BANK	II	09/08/1978	399439	652281.3608
5	1290049	POST OFFICE	II	26/05/1971	399459	652499.3608
5	1370856	TOWER HOUSE	II	26/05/1971	399637	652174.3608
5	1370863	48-52, MAIN STREET	II	26/05/1971	399448	652526.3608
5	1370864	84, MAIN STREET	II	26/05/1971	399462	652475.3608
5	1393516	WAR MEMORIAL	II	11/11/2009	399449.7	652670.5108
5	1393565	GRAVESTONE OF JOHN MACKAY WILSON, CHURCHYARD	II	08/12/2009	399540.382	652262.3458
5	1393671	MOUNTING BLOCK	II	02/03/2010	399348.108	652751.2538
5	1042461	4, MAIN STREET	II*	01/08/1952	399406	652649.3608
5	1393563	ROYAL TWEED BRIDGE	II*	08/12/2009	399525.15	652795.589
6	1041698	PIER AND LIGHTHOUSE	II	26/05/1971	400993.461	652396.9678
6	1242923	PAIR OF SMOKEHOUSES	II	17/03/2011	400345.75	651850.3628
6	1390638	MAIN STREET (See details for further address information)	II	03/03/2004	400723.815	651218.0267
6	1390817	FISHING SHIEL	II	15/03/2004	400418.7	651883.3453
6	1390923	SPITTAL SCHOOL AND SURROUNDING WALLS AND RAILINGS	II	15/03/2004	400540.325	651587.9671
6	1393638	WAR MEMORIAL	II	08/12/2009	400735	651251.3608
6	1393639	178-180, MAIN STREET	II	08/12/2009	400698.85	651296.1335
6	1393640	FORMER SPA WELL	II	08/12/2009	400707.416	651233.8818
7	1393564	PAIR OF CHAPELS, LODGE, WALL AND GATE PIERS AT TWEEDMOUTH CEMETERY	II	08/12/2009	399701.46	651241.3461

Scheduled Monuments

Site	Historic England Reference	Date Scheduled	Description
Medieval church and graveyard 330m north west of Berwick Castle	1019902	9th May 2001	Remains of a 12th century church and part of its associated graveyard within the grounds of 21 and 23 Castle Terrace. Abandoned as part of the retreat within the town walls during the Anglo-Scottish wars of the 14th century.
Monastic site identified as St Leonard’s Nunnery	1416290	13th March 2014	Remains of a Cistercian Nunnery dedicated to both St Mary and St Leonard. Located in a field situated at the junction of the Duns Road and the A1, north-west of Berwick and close to the foot of Halidon Hill, site of a battle fought between the English and the Scottish in 1333. A large building of cruciform plan about 32m long, truncated at its east end and oriented east to west is interpreted as the conventual church; the southern transept is larger than the north, and is thought to incorporate a chapel. Attached to the north side of the nave is a rectangular cloister flanked by ranges of buildings, with a chapter house thought to occupy the centre of the east range. Other buildings are present to the west and south of the church, including what is thought to be a large lodging house.
The Site of The Battle of Halidon Hill	1000012	6th June 1995	The site of the Battle of Halidon Hill (1333) which saw the army of King Edward III defeat a Scottish Army led by Sir Archibald Douglas during an attempt to relieve a siege of Berwick-upon-Tweed. The battlefield, which in 1333 was uncultivated scrub and marsh, now shows a patchwork of fields characteristic of Parliamentary enclosure in around 1800, at which time the land was drained and improved.
Halidon Hill settlement	1003657	7th March 1977	Halidon Hill defended settlement. The remains of a defended settlement of Iron Age date, situated on a south facing slope just off the summit of Halidon Hill. The enclosure is sub-oval in plan measuring 69m by 47m and is surrounded by a single bank with an inner and outer ditch, all of which are preserved as cropmarks and in places as very low earthworks. The defences of the enclosure are interrupted by entrances on the south east and south west sides.
Camphill settlement	1003658	30th August 1977	Multivallate defended settlement 200m west of Camphill on Halidon Hill. The remains of a multivallate defended settlement of Iron Age date, situated on a south facing slope just off the ridge forming the eastern flank of Halidon Hill. The monument has been identified as cropmarks on aerial photos. The defended enclosure covers an area of 0.17ha. and is surrounded by three concentric curvilinear ditches with the whole measuring about 143m by 111m. There is a rectilinear annexe on the south west side of the main enclosure.
Enclosure castle, two 16th century gun turrets and an early 17th century house	1015520	12th July 1965	Includes the west wall of the castle, the south east angle tower known as the Constable Tower and the length of curtain wall adjacent to it, as well as the flanking wall known as the White Wall. It also includes the remainder of the castle which having been levelled in the 19th century, survives below ground as buried deposits. The castle is one of the earliest surviving defensive features at Berwick upon Tweed.
The medieval and post-medieval fortifications at Berwick upon Tweed	1015968	22nd December 1960	The monument, which is divided into three separate areas, includes the full extent of the Elizabethan ramparts with their bastions, gateways and earthworks as well as parts of the medieval town defences, including the earthen mound, wall and ditch, in addition to the Henrician earthwork and masonry fortification known as Lord’s Mount.
Spades Mire linear earthwork and section of rig and furrow	1015521	28th march 1949	A substantial linear earthwork of medieval date. It is a buried feature with a ditch flanked by a single internal bank and represents the earliest surviving defensive feature in Berwick. It existed before the formal development of town defences in the late 13thC. Spades Mire has been identified as an early attempt to define the territory associated with the early settlement of Berwick upon Tweed. The earthwork faced north and defended the land to the south contained by it.
Berwick Bridge	1003654	30th November 1925	The monument includes a bridge of 17th century date, spanning the River Tweed at Berwick-upon-Tweed and linking Main Street with Bridge End. The bridge has fifteen arches with cutwaters having columns and busts. The bridge is 355m long and 5m wide. The arches increase in height at the northern end and stand up to a maximum height of 14m. The construction of the bridge, also known as the Old Bridge, commenced on 19th June 1611 and was virtually complete by 1625-1626, however, there are references to paving the bridge and finishing in the parapet in 1626-27. The bridge succeeded several former bridges, which were constructed from wood and date back to at least the 12th century.

APPENDIX B: LOCAL HERITAGE LISTING



Local Heritage Listing

Local lists play an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment, as part of the wider range of designation. They enable the significance of any building or site on the list (in its own right and as a contributor to the local planning authority’s wider strategic planning objectives), to be better taken into account in planning applications affecting the building or site or its setting.

The following buildings and structures have been identified during the HCA process in conjunction with the Neighbourhood Planning Group as suitable for a local list:

LCA 01 – Coastal Fringe

1. Marshall Meadows Country House is a Georgian mansion built in 1780 and lies within the north of the LCA.

LCA 02 – Rolling Farmland and River Tweed

None

LCA 03 – Berwick Outer Urban Area



1. Berwick Cemetery Lodge, North Road - Gothic cemetery lodge



2. 9-21 North Road – 19th century terraced properties



3. 23-29 North Road – 19th century semi-detached properties

LCA 04 – Berwick Historic Core

- 1. Wallace Green - ex-Council building and former gaol.
- 2. The Lady Jerningham statue on Bank Hill – built of granite and marble, and dated to 1802, the statue commemorates the philanthropic wife of Sir Hubert Jerningham, M.P. for Berwick from 1881-5.
- 3., The Brewer’s Arms Public House, Marygate – 19th century public house with ornate convex ground storey fenestration.

LCA 05 – Tweedmouth



1. Seton House, no.24 West End, Tweedmouth



2. No.8 Main Street, Tweedmouth



3. No.16-18 Main Street, Tweedmouth



4. Mill Wharf, Dock Road, Tweedmouth



5. No. 58 Prince Edward Road, Tweedmouth



6. No. 24 Church Road, Tweedmouth - Former Vicarage

LCA 06 – Spittal

The first group of buildings have been identified within the Spittal Conservation Area Appraisal as being buildings of local interest.

1. No. 137-139 Main Street, Spittal
2. Built for John Wood, Victorian villas which are mirror images of each other and face the promenade. Unusual design, stained glass throughout, panelled shutters, look out posts on the flat leaded roof area which may link to the former owners of the buildings (coastguards?).
3. St. Helen's Terrace - Row of 15 two storey terraced properties, red sandstone, facing onto the promenade. Bay windows to front, panelled doors.
4. St John's Church built in 1867.
5. A 19th century chimney belonging to a former chemical works at Spittal Point.
6. RNLI Berwick-upon-Tweed - Lifeboat Station built in 1930.

This second list of buildings have been provided by the Berwick Neighbourhood Forum, they have identified these buildings of local interest which are potential additions to a Local List.

7. Venetian Pavilion - Amusement arcade on Spittal Promenade
8. Buildings located on the corner of Sandstell Road and Dock Road
9. Berwick United Reformed Church, Main Street, Spittal
10. Fison's factory and storehouse - dated 1762, and part of the agricultural revolution to commercially produce fertiliser

LCA 07 – Tweedmouth and Spittal Wider Urban Area



1. Industrial sheds, Billendean Road - former railway sheds



2. Shielfield Terrace



3. 121 Etal Road - large detached house with large garden plot and attractive boundary wall stretching along Etal Road, built from local stone, it has some classical architectural detailing, pediment, quoins but original sash windows have been removed.



4. West Sunnyside House, Northumberland Road - Local stone, pitched slate roof, decorative timber barge boards.



5. Askew Crescent - Planned development set out in two crescent shapes facing onto a shared green space.



6. Turret Villa - opposite Shielfield Terrace, large detached house now retirement home, dates to the mid-19th Century, built of local stone, slate roof, gothic architectural detailing.

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