

Berwick Maltings Public Consultation



Welcome!

This consultation is about Berwick Maltings redevelopment, we would like your views on these proposals.

This project is part funded by the Government led Borderlands inclusive growth deal and Northumberland County Council.

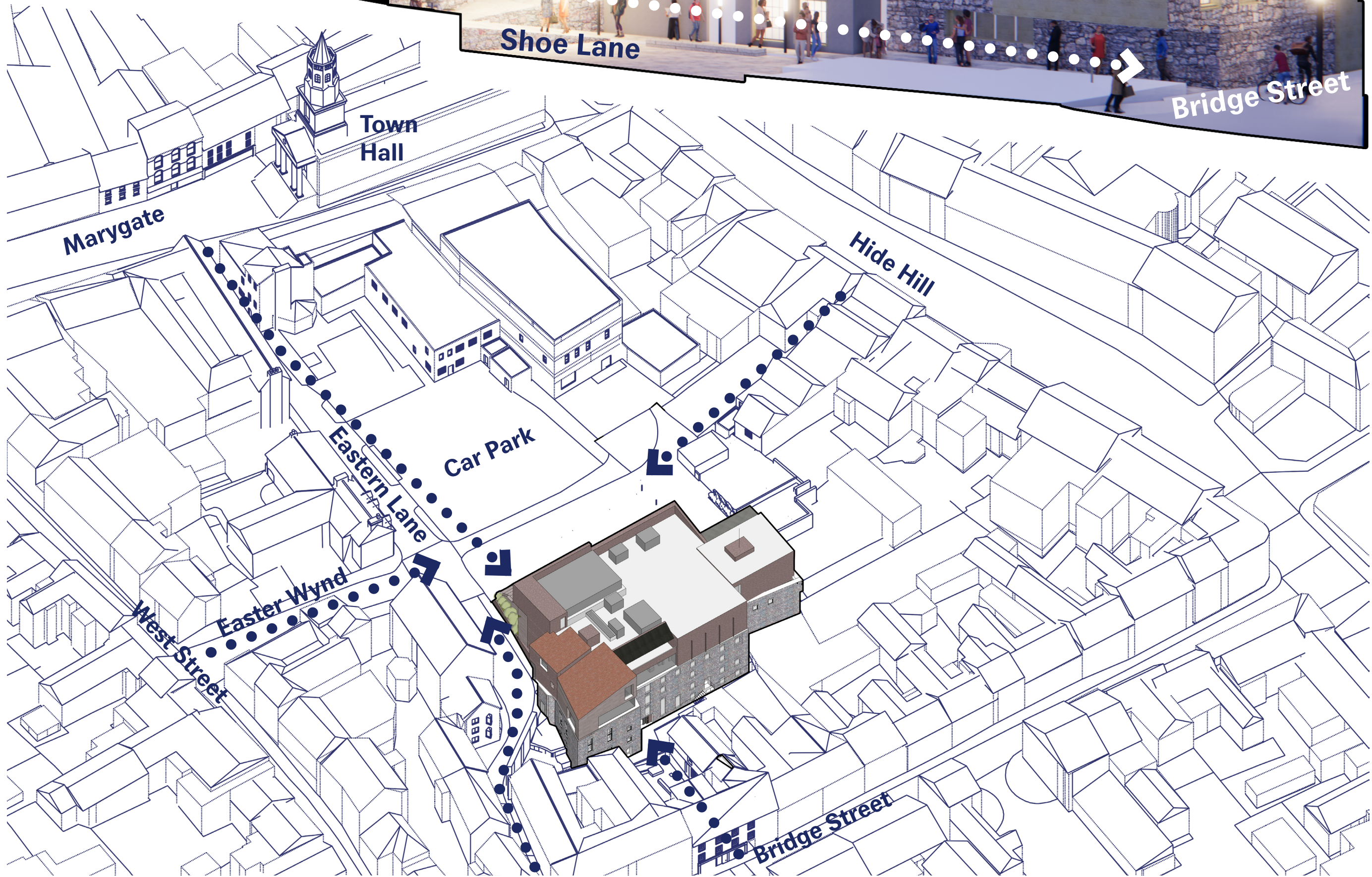
The project will deliver a reimagined and transformed venue for locals, and a step change in audience numbers and visitor spend across the town. It will be a high profile, high quality, all-weather, all-year destination with a broad appeal, through the day until late in the evening.

The new venue will be the anchor institution at the forefront of the town’s culture-led regeneration, supporting new cultural events and festivals across the town in partnership with existing organisations, Create Berwick

and the redeveloped Berwick Barracks. It will also provide new educational resources and new jobs via a range of training and skills development opportunities for local people.

Today’s event provides an opportunity for you to meet our team and find out about the proposals. Please ask questions and fill out a feedback form.

Please note that comments made at the public consultation events are not representations to the Council as planning authority, and that there will be an opportunity to make representations direct to them when the planning application is submitted.



The existing site

Existing Site

Berwick is rich in heritage and is well documented and The Maltings has a prime position in the heart of the town.

The existing Maltings Building sits at a prominent high point within the Town’s dramatic sloping terrain. As such, the upper entry level at the Eastern Lane Car Park exploits panoramic views over the town’s dynamic roofscape towards the River Tweed, and Tweedmouth to the East and South.

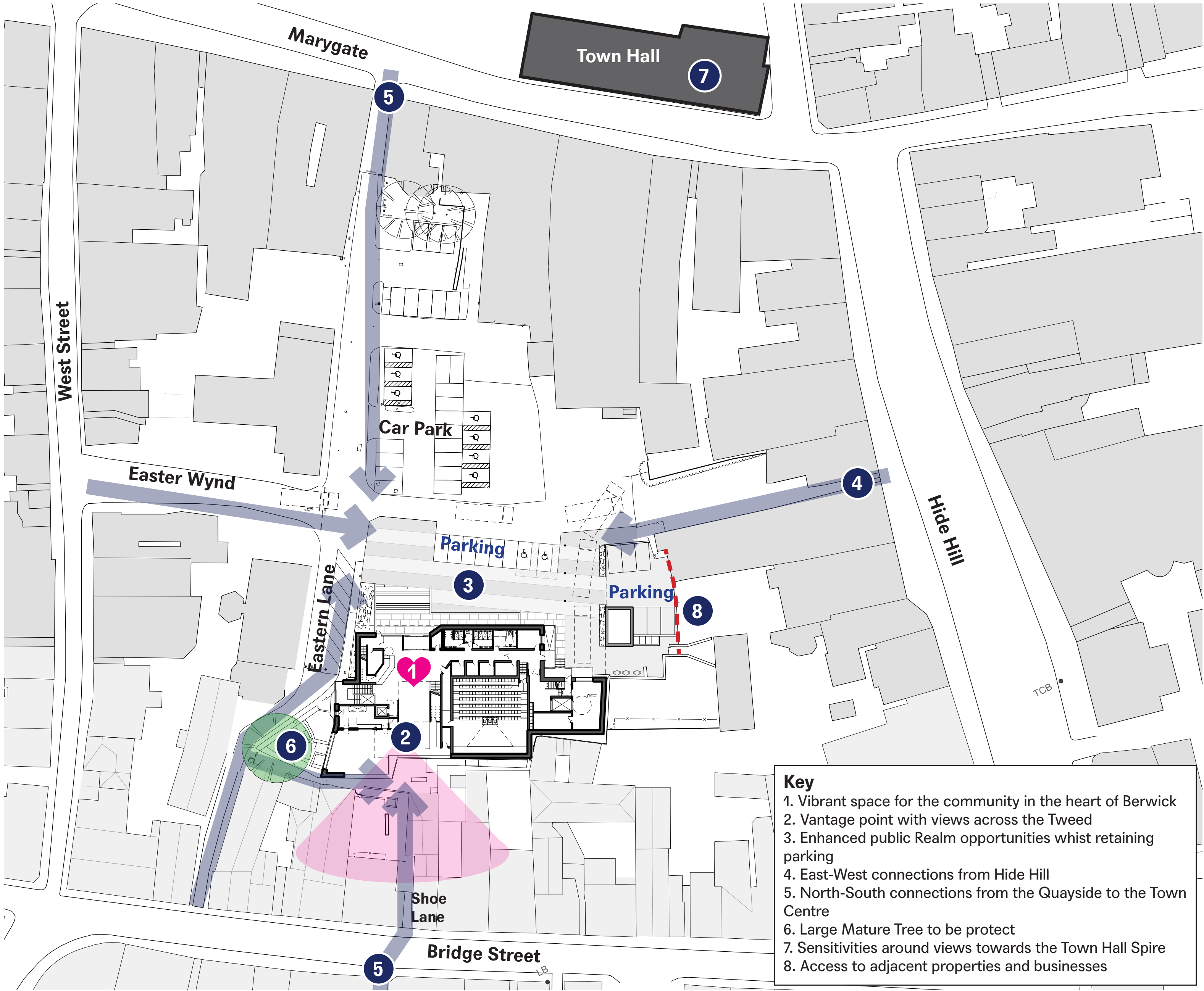
Maltings Building Today

The Malting’s Building is a recognised hub within the community of Berwick-Upon-Tweed and the wider area within Northumberland. It provides a varied entertainment programme, and regularly hosts theatre productions, comedy, film screenings and an annual Christmas pantomime, to name a few.

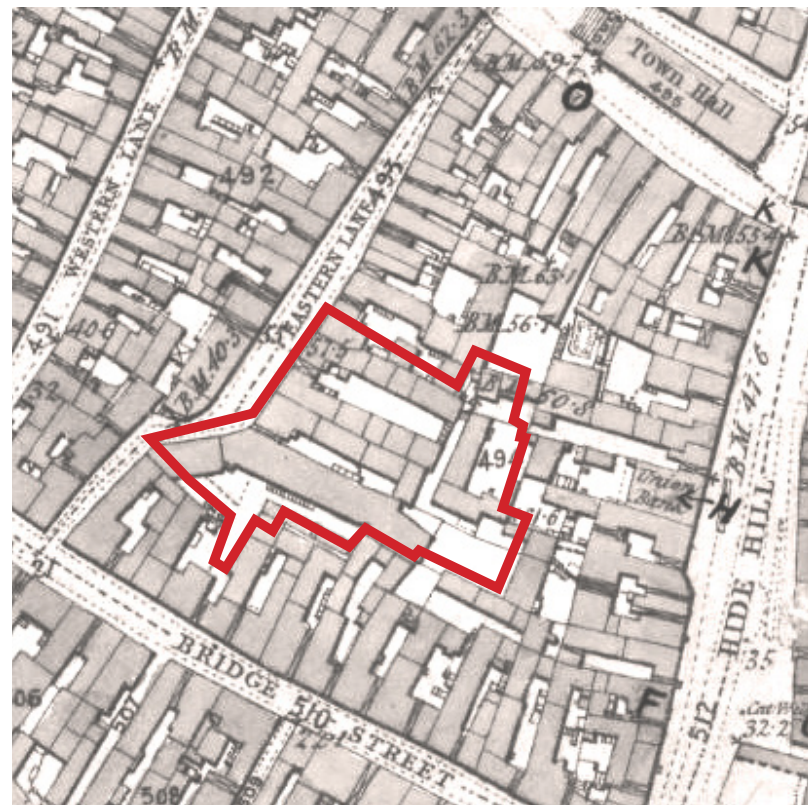
The building is however ageing, and no longer fit for purpose, and presents ever-increasing operational challenges such as a lack of soundproofing which prevents simultaneous programming, and inaccessible areas for audiences and artists, seating and facilities which fall far short of modern audience expectations, and antiquated heating, wiring and ventilation.



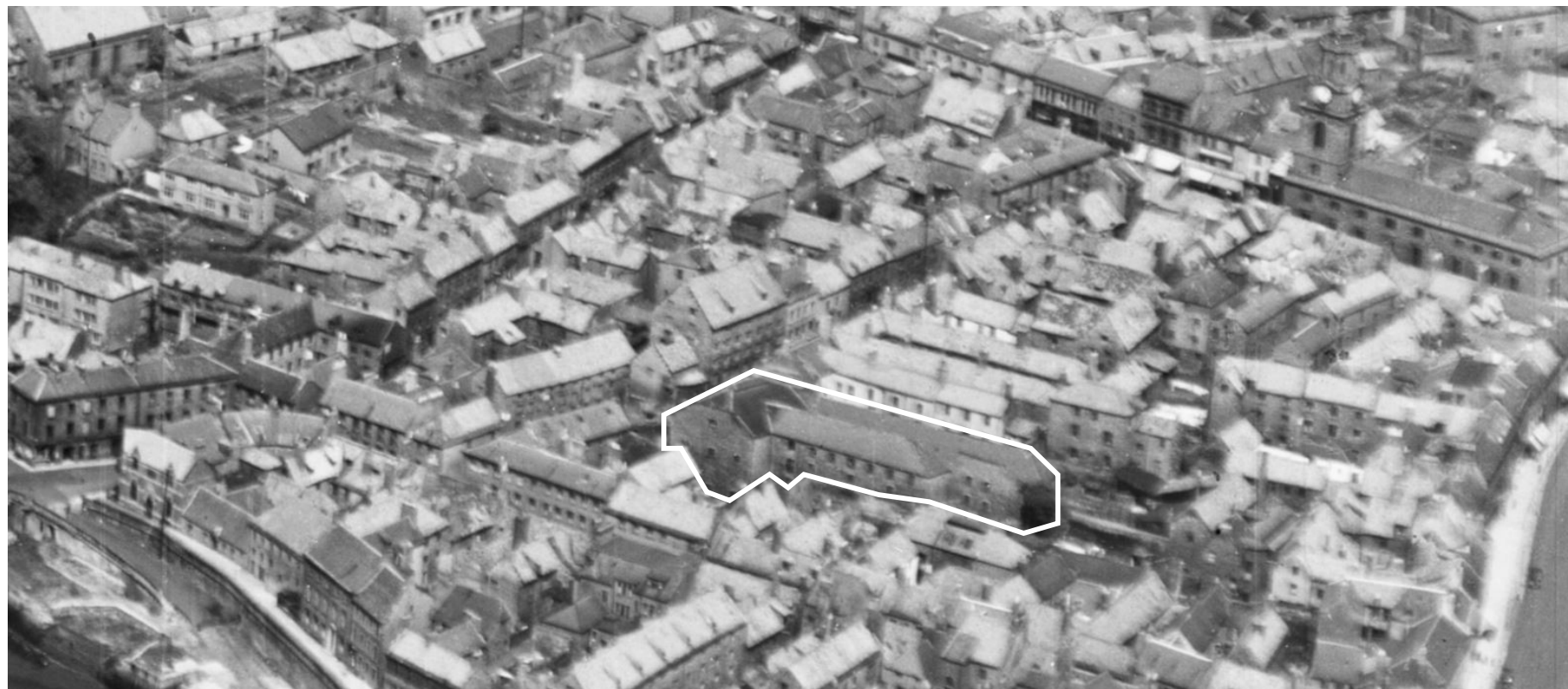
Aerial image of existing site



Proposed site plan showing site opportunities & constraints



Site plan. 1948



Historically, site formed part of a large, dense urban block. Over time, block has gradually broken down, and by 1963, there is a connection through the site between Hide Hill and Eastern Lane



In circa 1970s/80s, much of the site had been cleared and used a surface car parking.



In the 1990’s, the existing Maltings Buildings was redeveloped to form the Maltings Theatre as exists today.

Historic context and how we are responding to this

Townscape & Heritage

There are townscape sensitivities to consider including a large number of viewpoints in relation to visibility of the design: The Maltings is close to the Grade I Listed Town Hall. Its spire is at the centre of the composition of skyline, and is seen in-the-round in multiple viewpoints.

A series of views have been identified and agreed with NCC’s conservation officer. Emerging designs are being tested against these key views to mitigate any negative impact to the Townscape and skyline of Berwick. This exercise forms an integral part of the design development process.

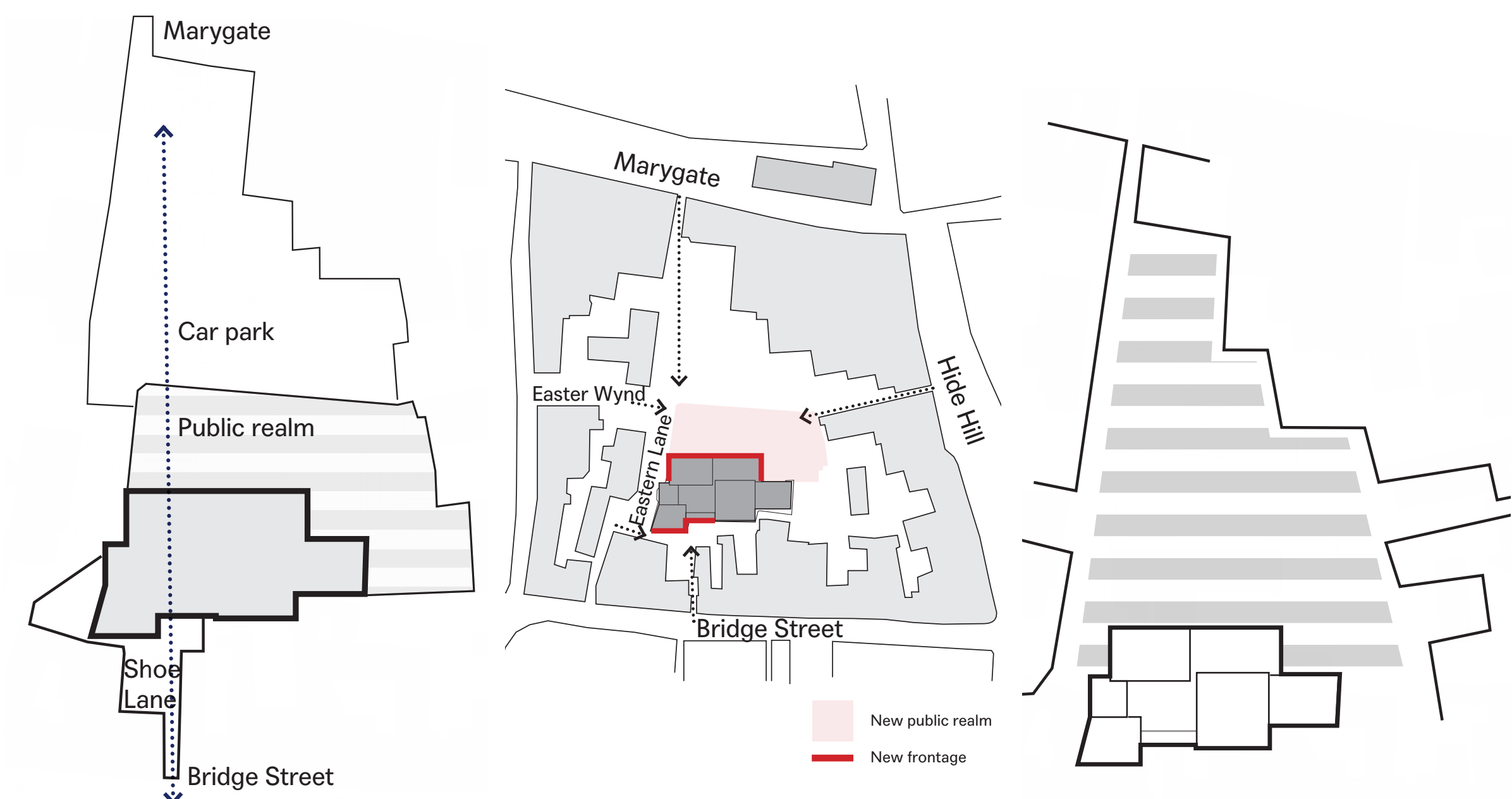
Archaeology

A 2019 Desk Based Archaeology Assessment highlighted the high potential of post-medieval finds and potential of medieval finds. In 2023, three trial pits were excavated which uncovered medieval and post medieval artefacts as well as elements of a historic wall.

Following this discovery, proposals have been developed to minimise disruption to the sites archaeology through a reduced footprint. Further mitigation is also included in current proposals which limit excavation through the groundworks and structural strategy. In areas where excavation is unavoidable, a thorough archaeological investigation will be undertaken prior to construction.

Design Principles

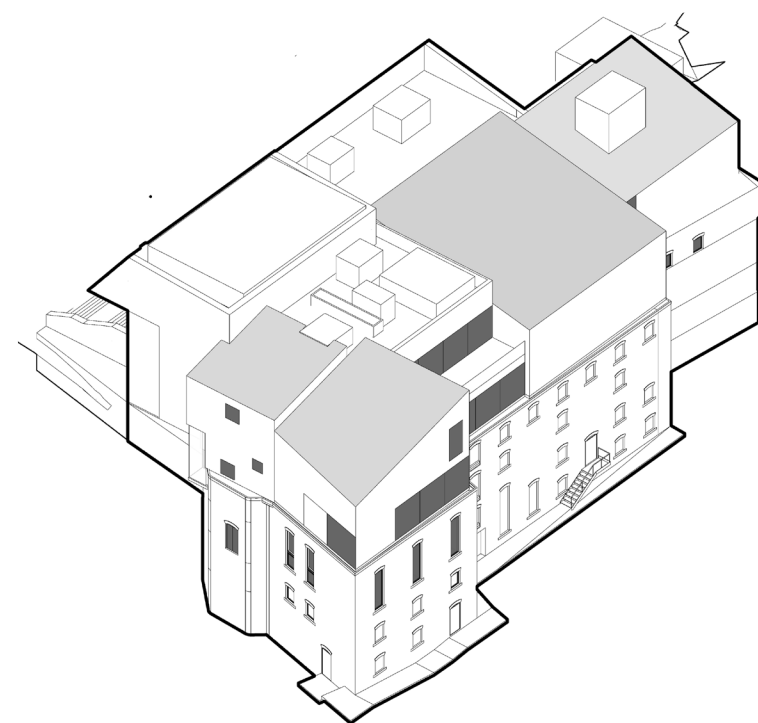
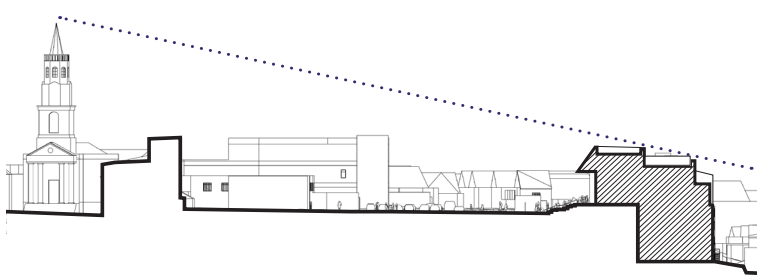
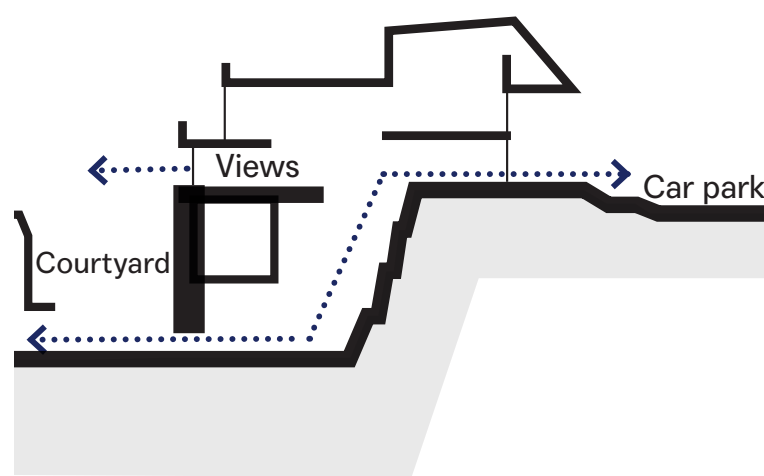
- Transformative Maltings Building which creates vibrant spaces for the community and is accessible to all.
- Improve connections between the Town Centre & Quayside through creating a new public entrance from Bridge Street at Shoe Lane.
- Maintain and enhance the character of Berwick through meticulous consideration of Berwick’s history & Townscape.
- Upgrading the public realm whilst minimising any loss of parking.
- Decarbonising and upgrading infrastructure and fabric.
- Minimise and mitigate against any potential harm to identified and potential archaeology.



Town-Quayside connections
A new public entrance at Shoe Lane will provide a step free connection via a new lift, between Bridge Street and the Town Centre.

East-West connections
New building frontage anchors a regenerated public space, which will enhance existing East-West connections between Easter-Wynd, and Hide Hill.

Future proofing
The design considers the future potential for a larger civic space whilst retaining parking.



Two conditions
Upper levels will maximise upon the sites prominent views whilst lower levels will provide more intimate spaces creating a varied experience through the building.

Stepped massing
Taller volumes are located to the North, creating a stepped building form which protects views to the Town Hall Spire.

Articulated building forms
New build elements are broken down into smaller, articulated forms reflecting the wider townscape of Berwick.



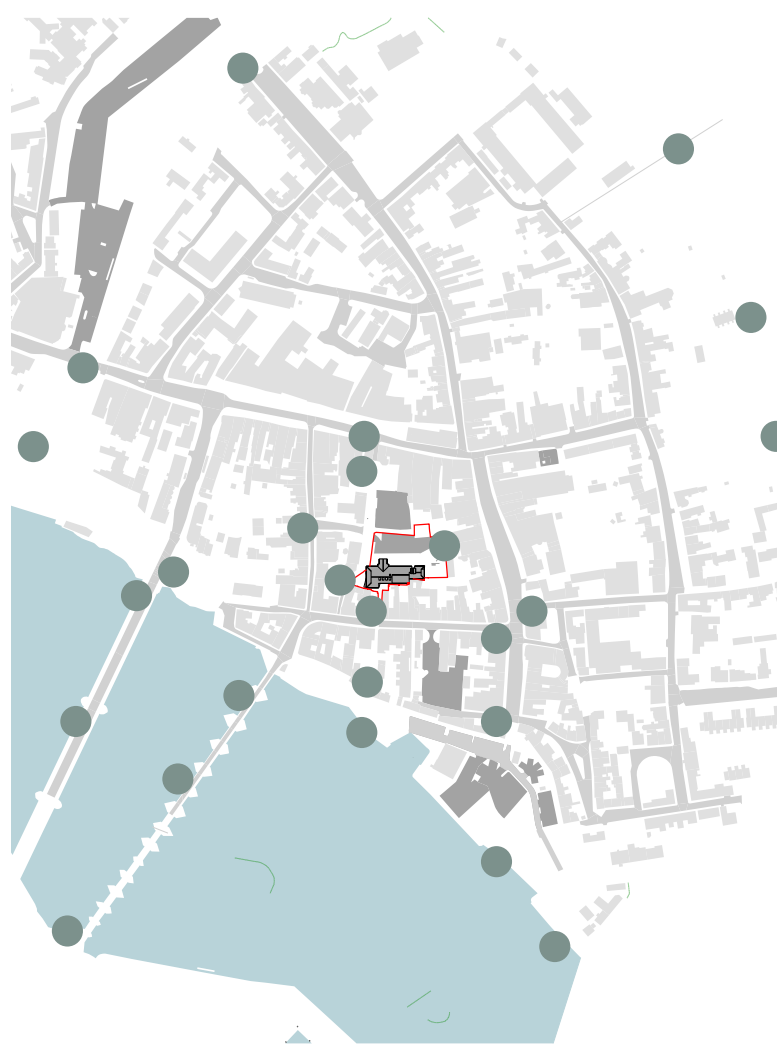
Image looking south towards the Tweed of the existing building



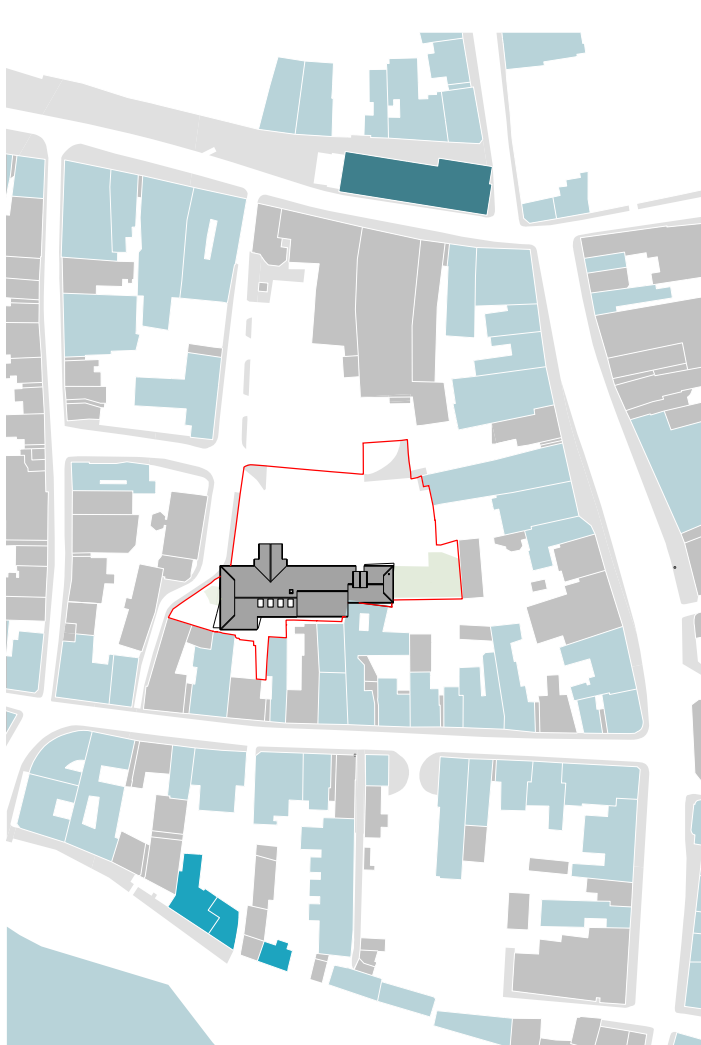
Emerging proposal as seen from the Royal Tweed Bridge



Example of how the public realm could expand north in the future whilst retaining parking



Identified key views to be tested



Listed buildings



Image looking North towards the existing building and Town Hall Spire beyond.

Proposed facilities and emerging floor plans

- New Main Courtyard Theatre
- Two dedicated Cinemas
- Rehearsal studio
- Multipurpose space
- Increased foyer space
- Enhanced performers facilities
- Destination Cafe/ Bar/ Restaurant
- Viewing terrace & performers garden
- New landscape & Public realm
- New entrance from Shoe Lane

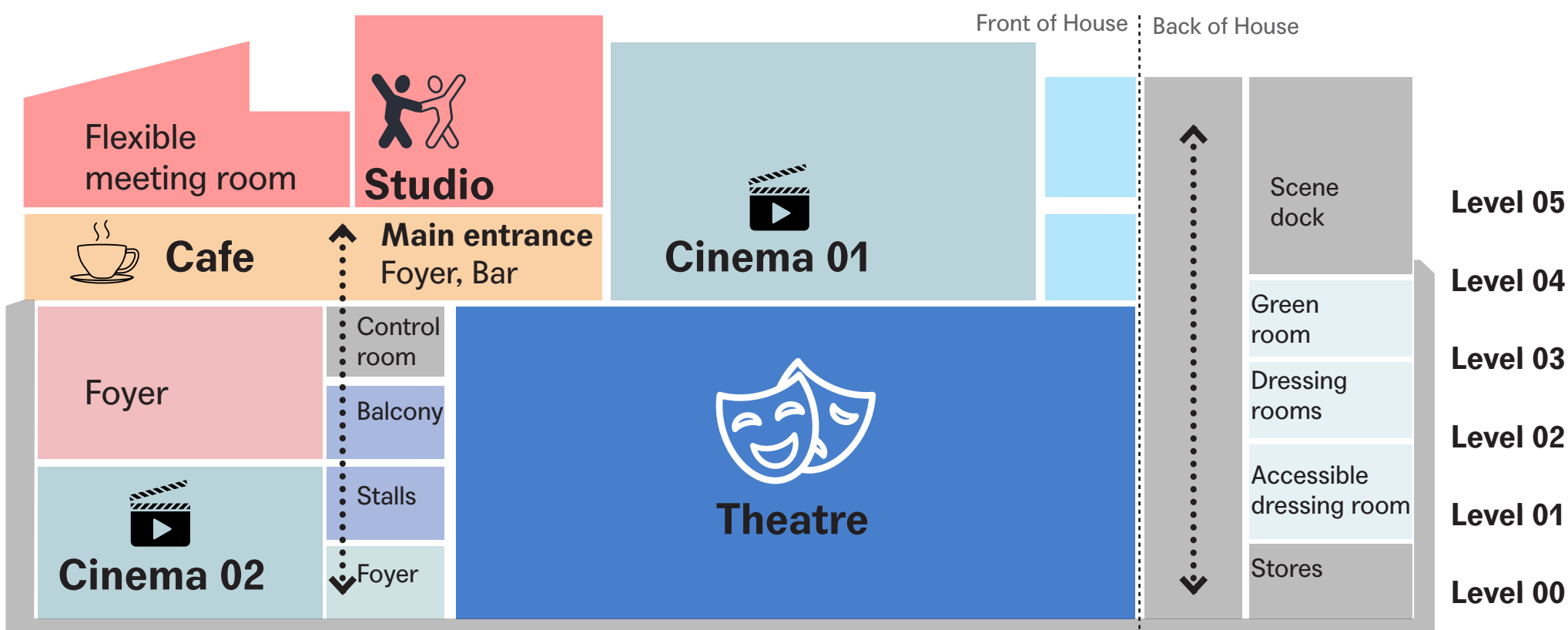
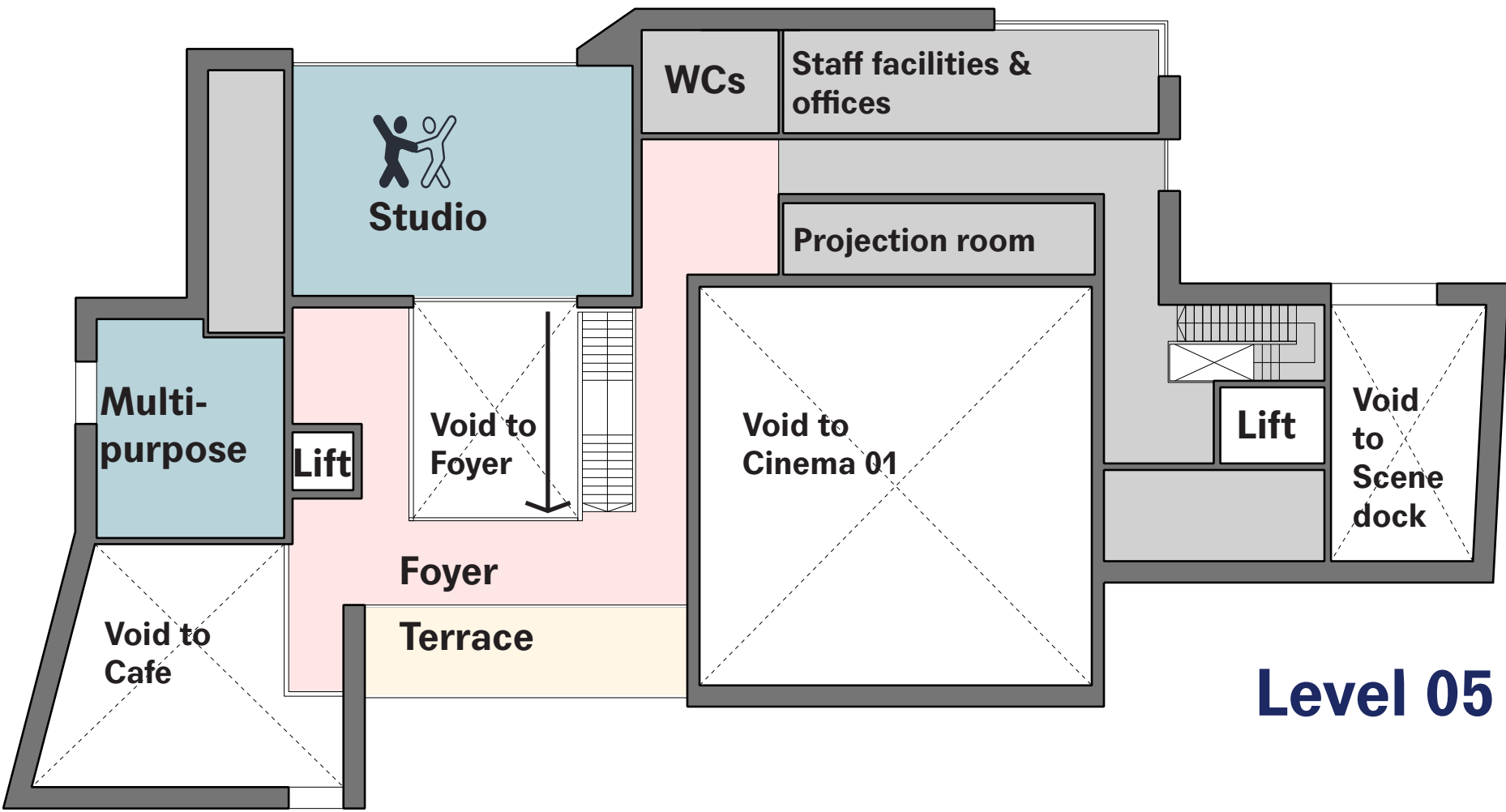
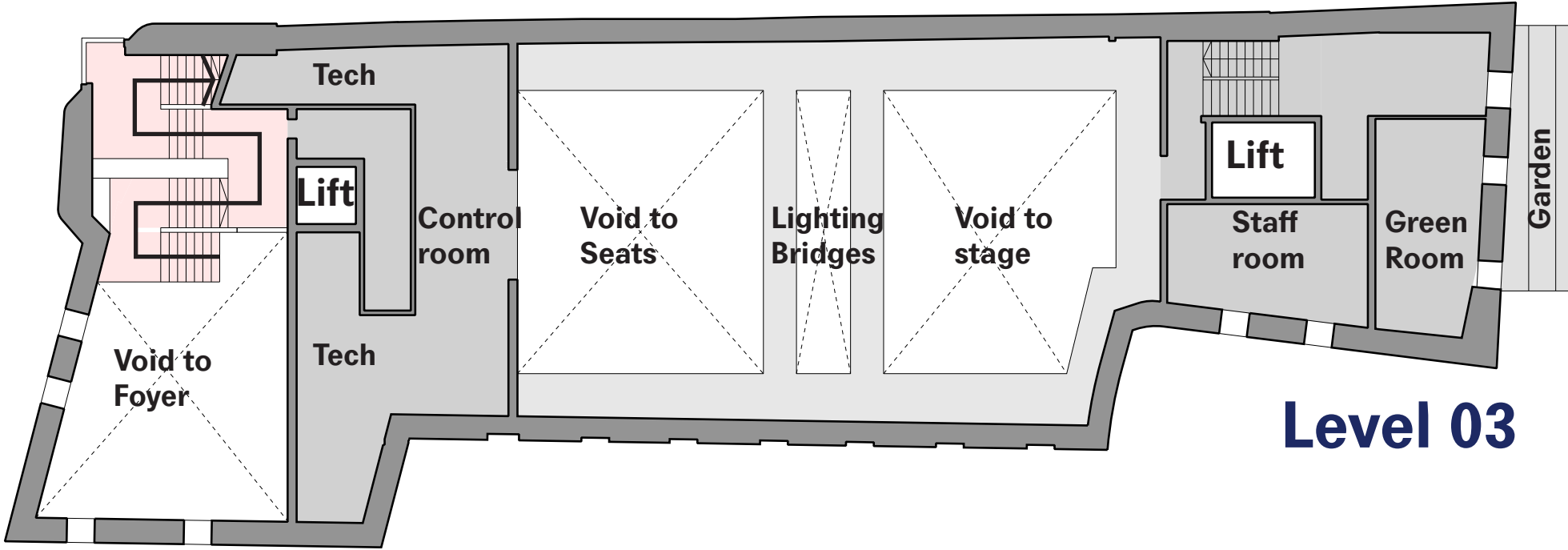


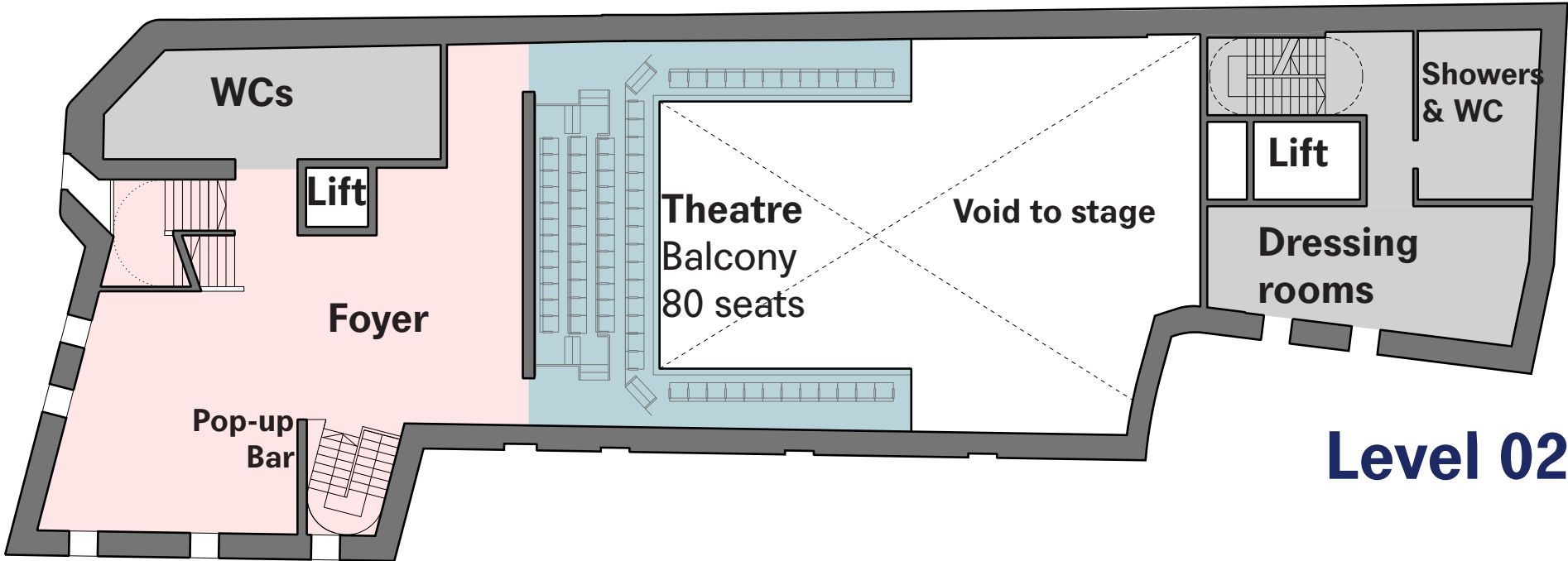
Diagram showing proposed venues and accommodation in the building



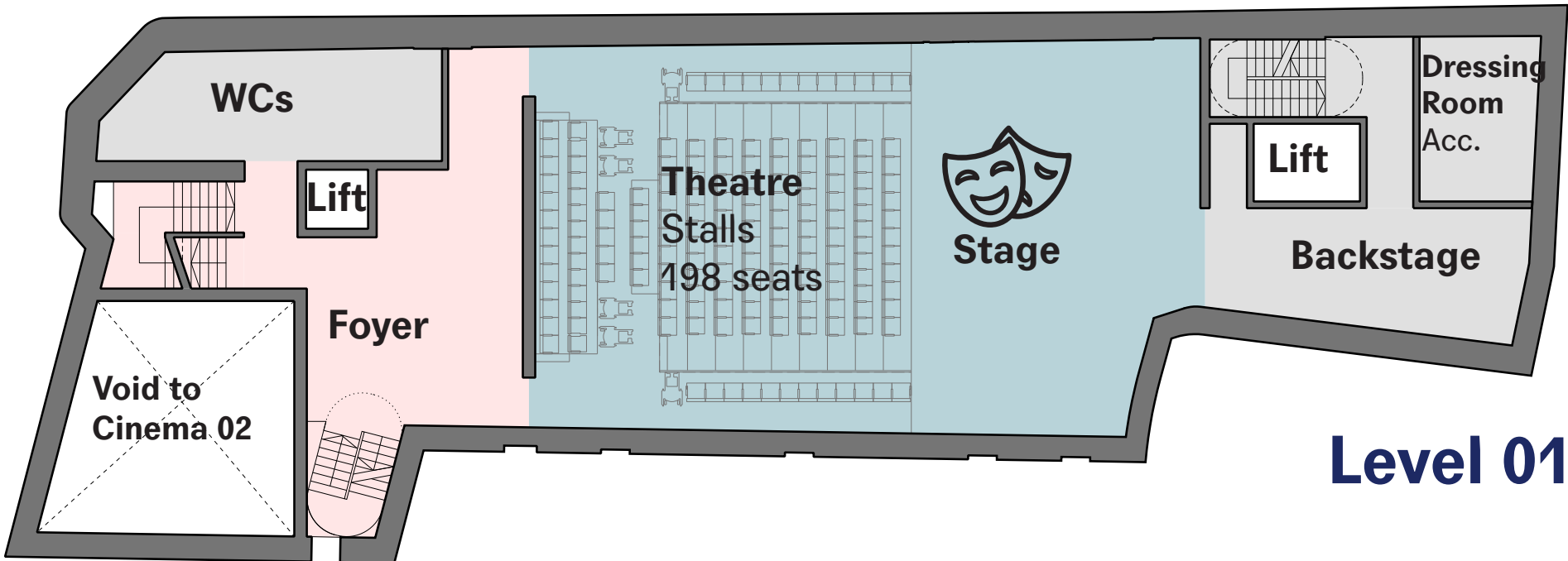
Level 05



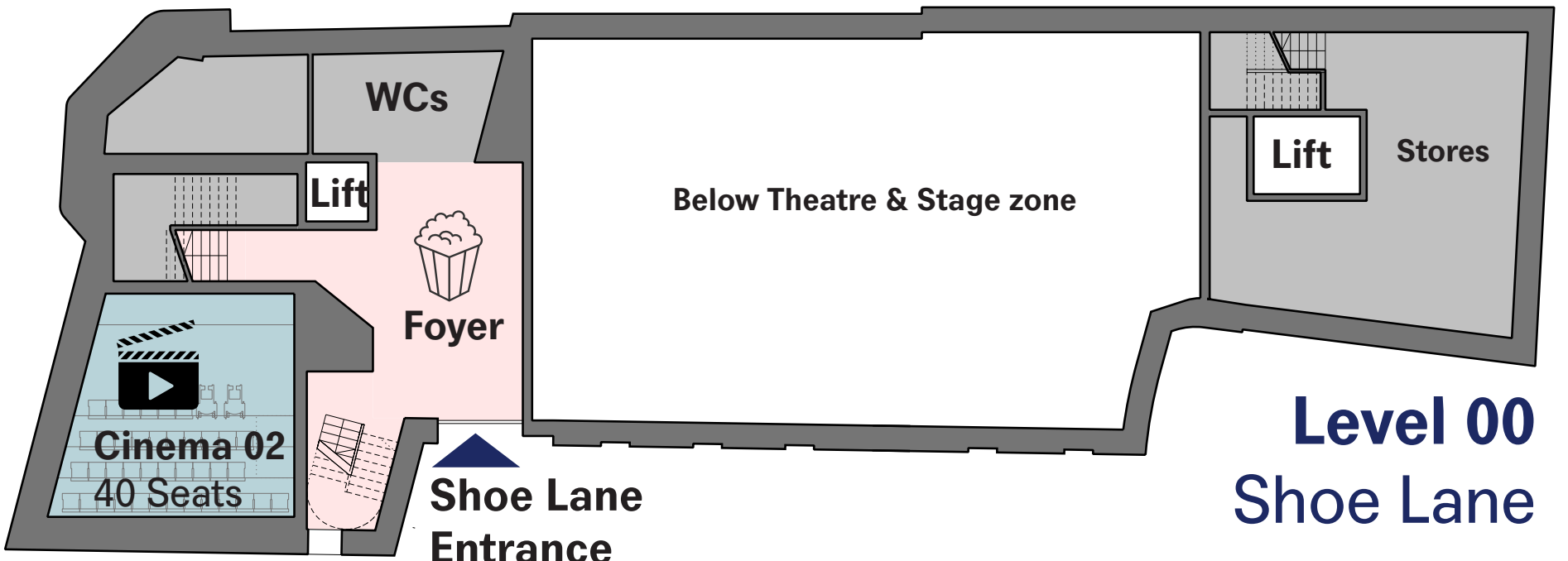
Level 03



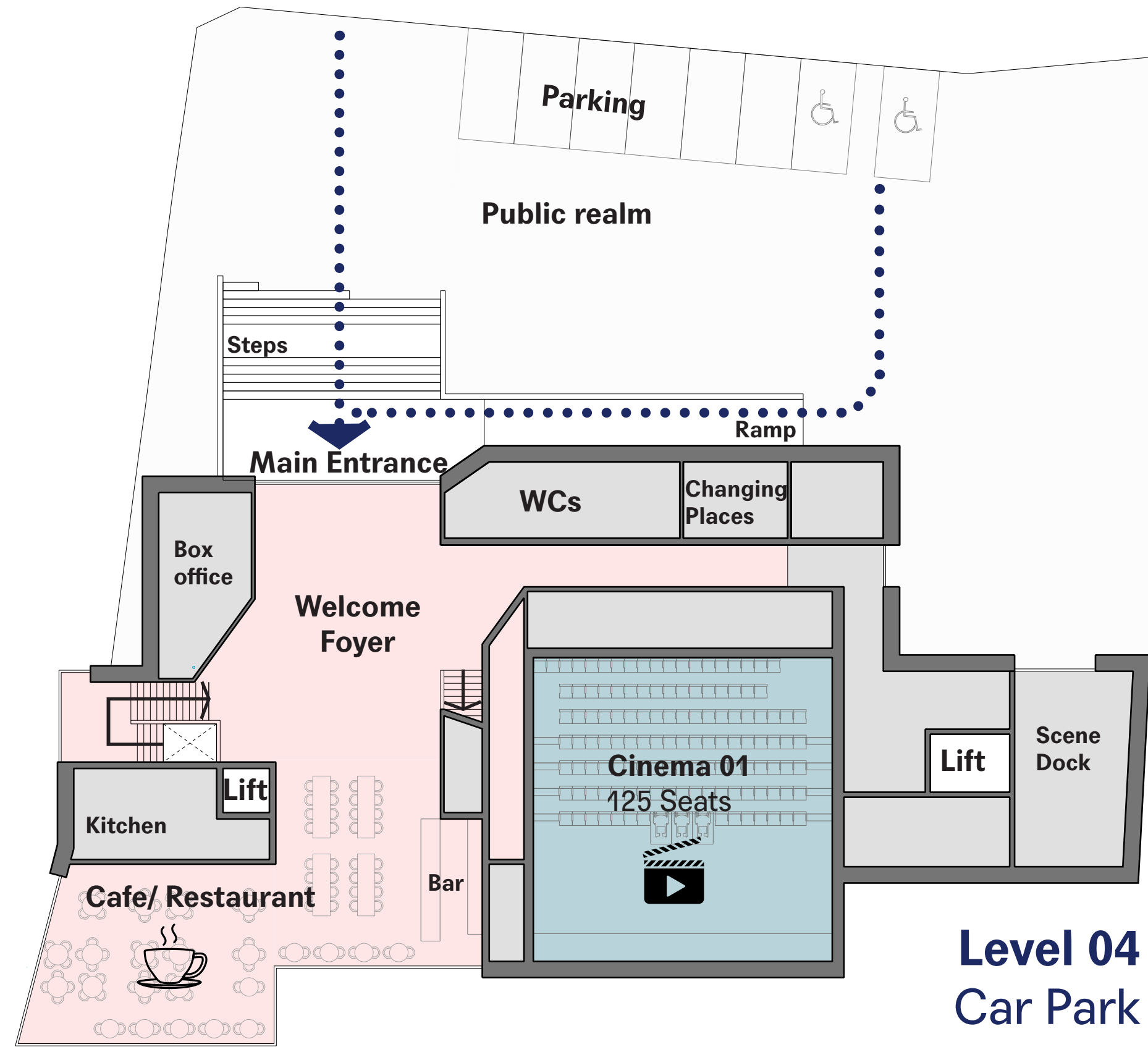
Level 02



Level 01



Level 00
Shoe Lane



Level 04
Car Park



278 seat courtyard theatre



125 seat main cinema



40 seat boutique cinema



Destination Cafe-Bar-Restaurant



Studio & multi-purpose space



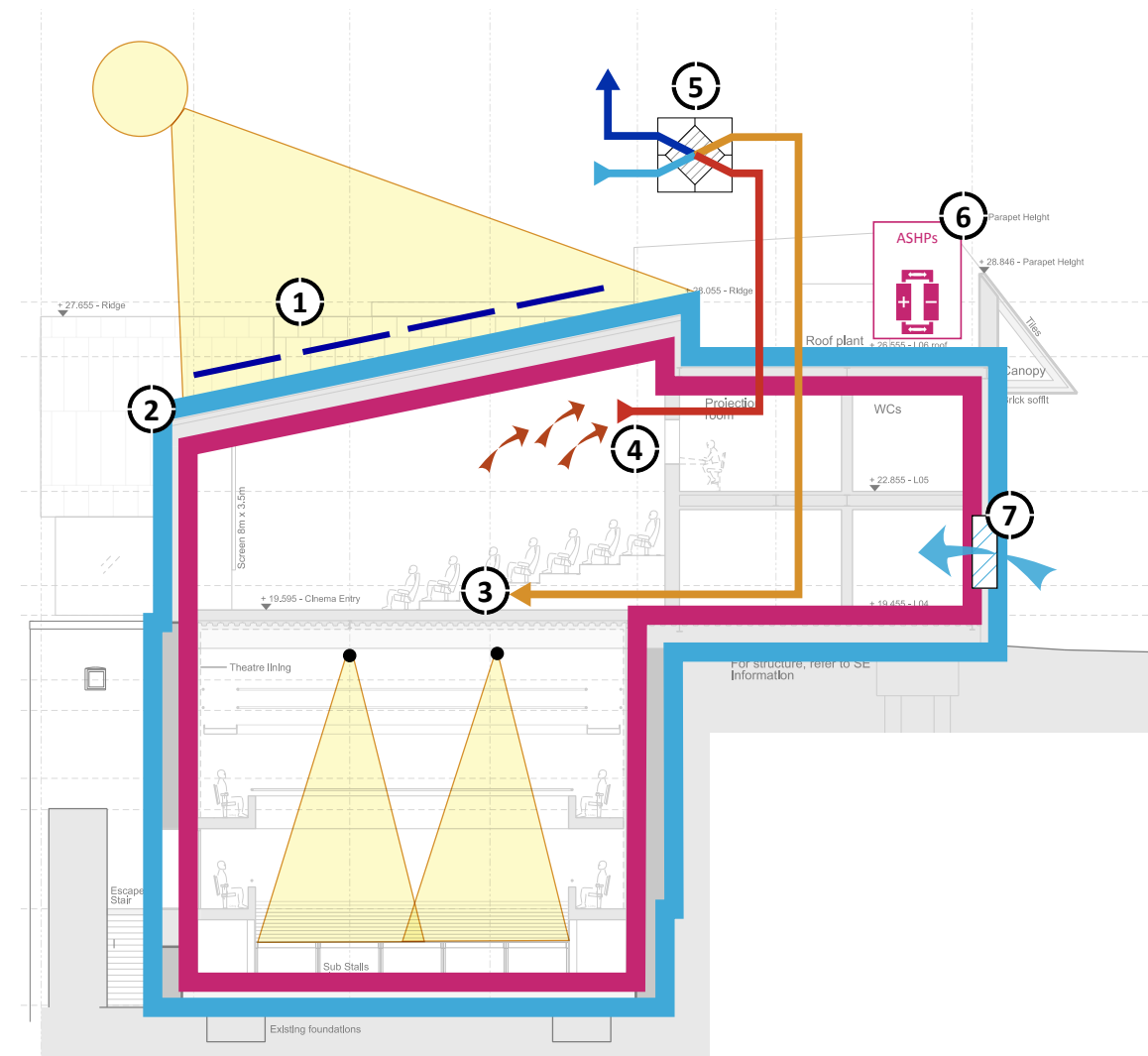
Elevated viewing terrace

Proposed enhancements

- Diversity of venues with improved sightlines and experience
- Improved offer of accessible seats, both in quality and number
- Enhanced internal environment for thermal comfort
- Maximising views across Berwick
- Variety of flexible, multi-purpose spaces
- Improved connectivity and flow through the building



Example images of a courtyard style theatre similar to what we are proposing



Sustainability section diagram

Decarbonisation and Sustainability

We're striving to better current Building Regulations by 20%

Delivering a sustainable, comfortable visitor experience underpins the re-imagining of Berwick Maltings.

The design prioritises reducing baseline energy demand with a fabric first strategy.

How we'll do this...

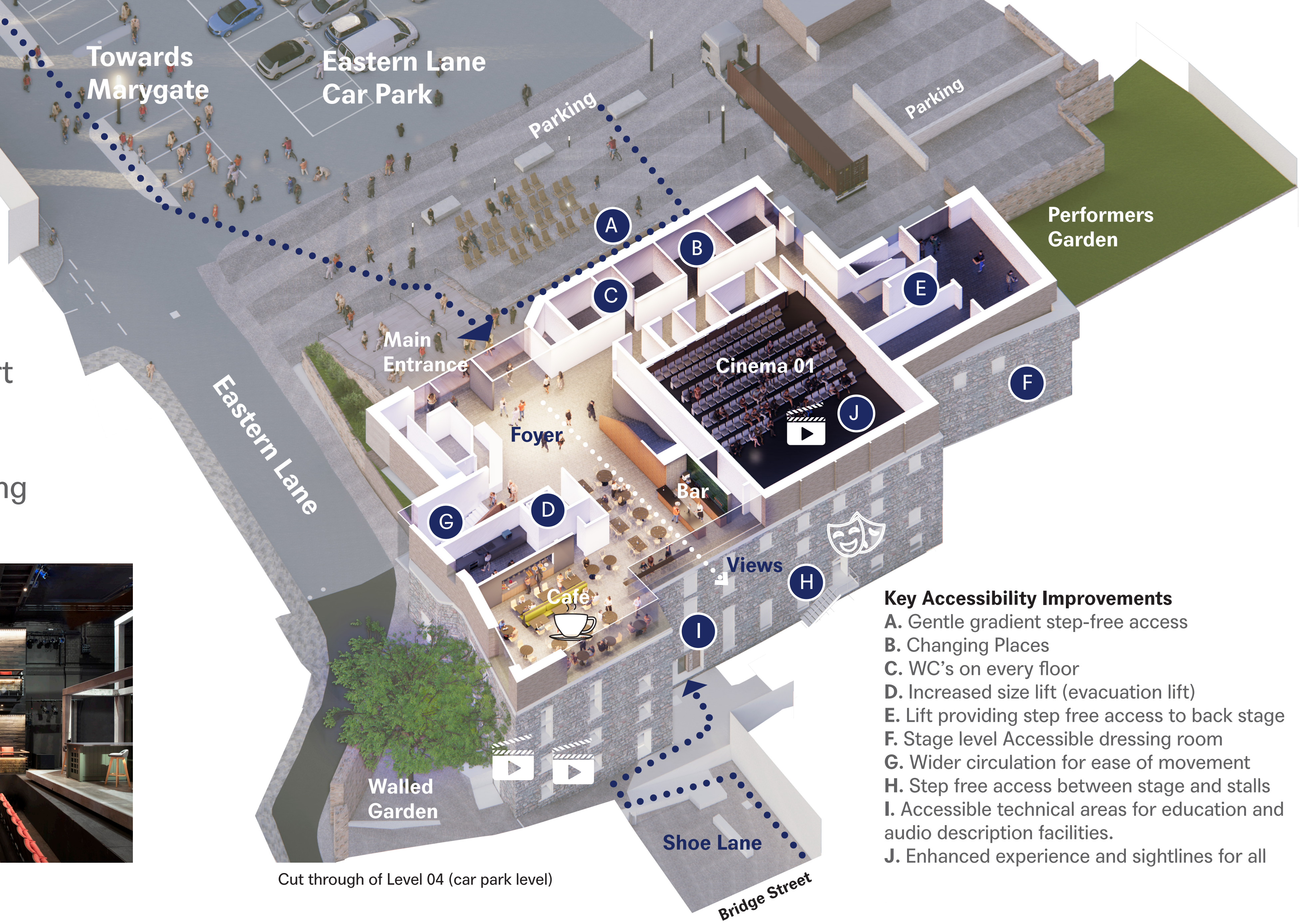
- High thermal performance of all new build elements
- Thermal improvements to the existing fabric
- Air source heat pumps will generate low carbon space heating and hot water
- Heat recovery ventilation in venues
- Opportunity for Solar PV's and battery storage
- Glazed areas will be optimised to provide good daylight and views while managing solar gain in the summer
- Passive natural ventilation

Accessibility & inclusion improvements

Accessibility and inclusion are fundamental to the transformation of The Maltings.

We are all individuals whether a person is elderly, a wheelchair user, has a sensory impairment, is neurodivergent, or has a buggy and toddler in tow.

Designs continue to be scrutinised, ensuring that everyone feels welcome, safe, and valued; enabling all to participate equally, confidently, and independently.



Cut through of Level 04 (car park level)

- Key Accessibility Improvements**
- A. Gentle gradient step-free access
 - B. Changing Places
 - C. WC's on every floor
 - D. Increased size lift (evacuation lift)
 - E. Lift providing step free access to back stage
 - F. Stage level Accessible dressing room
 - G. Wider circulation for ease of movement
 - H. Step free access between stage and stalls
 - I. Accessible technical areas for education and audio description facilities.
 - J. Enhanced experience and sightlines for all

How the new Maltings may look: form and materials



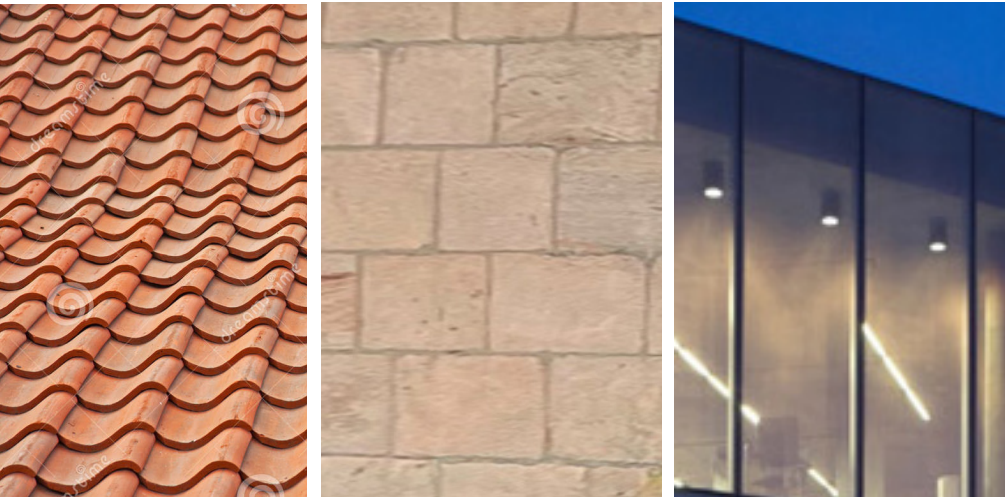
Precedent images of how the building might look



This computer generated image is a work in progress. We are currently testing different materials and how the building might look.



Berwick Palette: stepped gable house and warehouse forms, clay pantile roofs, pink Doddington stone



Materials being tested:
Clay pantile roofs, pink Doddington stone ,
brick and glass

Our design aspirations

- Create a building which is respectful to the existing Maltings and Berwick
- Adopts a sustainable approach to high quality, long life materials
- Expresses an identity which is welcoming to all.

Emerging material palette

The emerging palette complements the remnants of a 19th century stone warehouse. Emerging designs takes its cue from Berwick’s stepping gabled house and warehouse forms aligned in different directions, the vertical proportion of the blocks, the pinkish “Doddington” stone, and the orange/ red pantile roofs.

Planning Context

The proposals align with National Planning Policy Framework and the policies of the Local Plan as the new Maltings will:

- Support the vitality of Berwick-Upon-Tweed and maintain the town centre as a focus for service provision
- Conserve and enhance the character of the site and the surrounding Conservation Area
- Make efficient use of land through the re-use of a brownfield site
- Deliver a very high quality and sustainable building which is accessible to all
- Be accessible by public transport, walking and cycling;
- Directly and indirectly support employment and economic growth
- Improve social and cultural wellbeing



Next steps

Survey closes	2 nd August 2024
Further design work	July - October 2024
Follow up consultation	September - October 2024
Planning submission	October 2024
Completion of final design	February 2025
Appoint contractor	April 2025
Maltings to temporary close for work	May 2025
Start of construction	Summer 2025
Completion of Construction works	Summer 2027

Thank you for visiting!

Please let us know what you think by filling in our survey on a paper copy or online at:

<https://nland.cc/BerwickMaltings>

or by scanning the QR code:

