

Berwick Maltings

Follow-up public consultation



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

This is a second round of public consultation that is following on from two previous events in July and August last year. This consultation is presenting more fully developed and revised proposals and are reflective of what is intended to be submitted for planning permission in February 2025.

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.

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

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.



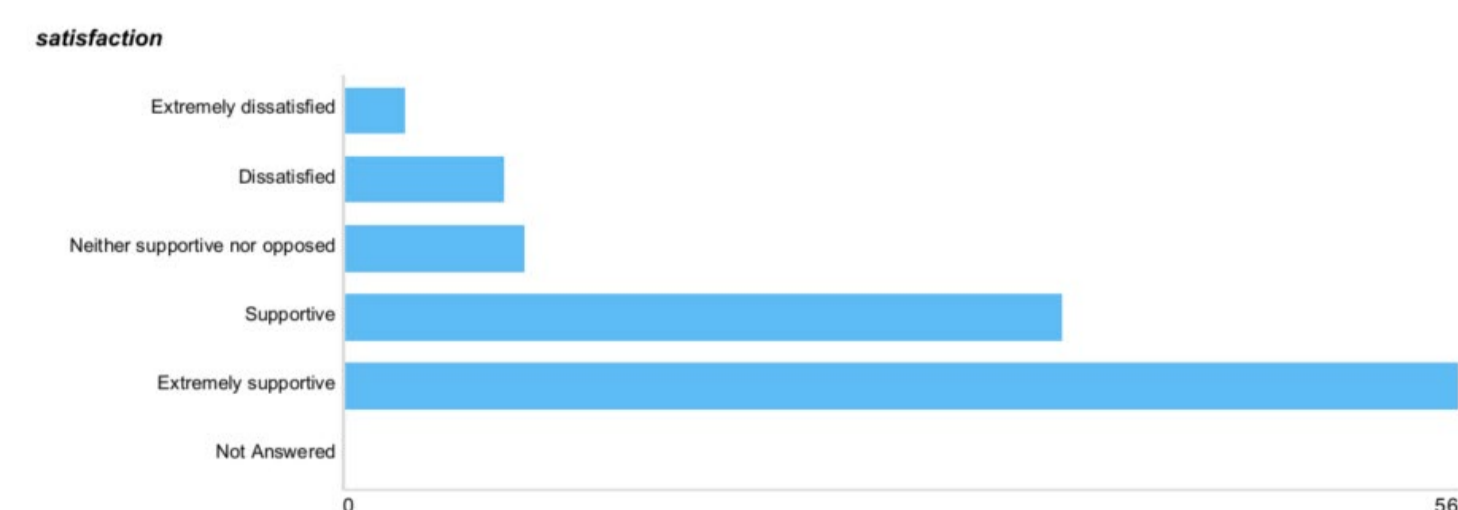
Feedback from July 2024



We are re-engaging after developing the proposals based on feedback and stakeholder engagement

A previous public consultation process ran from 19 July to 02 August 2024. 112 responses were received. Two questions were asked: Q1. Broadly How supportive are you of the proposals? Please tick one.

Option	Total	Percent
Extremely dissatisfied	3	2.68%
Dissatisfied	8	7.14%
Neither supportive nor opposed	9	8.04%
Supportive	36	32.14%
Extremely supportive	56	50.00%
Not Answered	0	0.00%



Q2. Please elaborate on your views.

"These proposals will hugely enhance the cultural provision for residents and visitors alike. It will reinforce the place of Berwick as strategic centre of the Borderlands region."

"I think the plans look very exciting and appear to have been thoroughly thought through! I like the use of the stunning views over the river and the sensitivity to the town scape and green principle."

"This looks absolutely terrific, Berwick awaits I believe this is going to make a massive difference to Berwick now and for future generations"

"I love the plans - brilliant use of the footprint and outlook Especially excited about the addition of the basement cinema and quality outdoor space can't wait for it to open!"

"it will give Berwick a wonderful community building providing much increased opportunities for entertainment and community involvement it will also provide an impressive building as part of the regeneration of Berwick!"

"This is an extremely well thought out project and as the cafe is one of our favourite places to visit, we very much welcome the enhancements that it's going to produce. Our hope is that it will remain DOG FREE! A very much needed fantastic enhancement to Berwick!"

"More sustainable, easier to heat in zones, more accessible, great use of shoe lane and other unused areas of the existing complex. A great idea all in all."

"Berwick should benefit hugely from the redevelopment of the Maltings. Having such a facility in the centre of the town will bring more people into the town centre and give residents and visitors a chance to experience culture in a wonderful setting"

"We are supportive of the work to redevelop the Maltings and to bring the building up to date to reflect the 21st century. Hopefully in turn this will attract 'bigger' acts and additionally hopefully this will act as a catalyst for improving the town and especially the high street which is in dire need of some TLC and money spent on it.."

This scheme is a unique opportunity to dramatically improve Berwick's cultural hub. Having attended the public consultation and spoken with the Malting's Chair of Trustees and project architect, I was happy with the vision, and outline of the scheme's execution. We will greatly miss the Maltings for 2 years and hope that time and cost overruns will be avoided. The concept of the Maltings revamp stimulating regeneration of Marygate is also a welcome if perhaps optimistic objective.

"I find the proposed development really exciting for the town and sympathetic to the surrounding area. Good to see a commitment to sustainability front and centre and hope this continues. Can't wait for the project to begin!"

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.

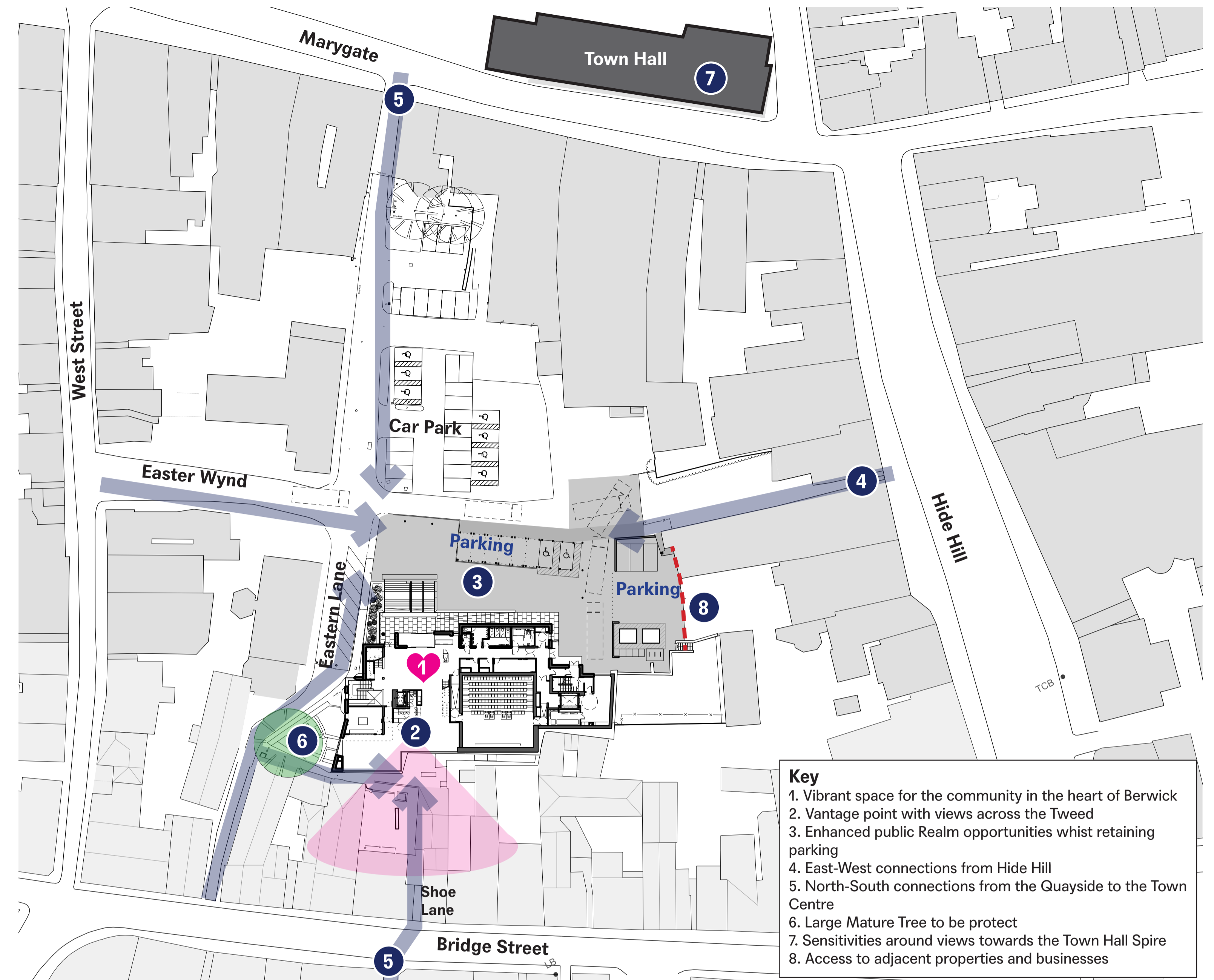
Maltings Building Today

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.

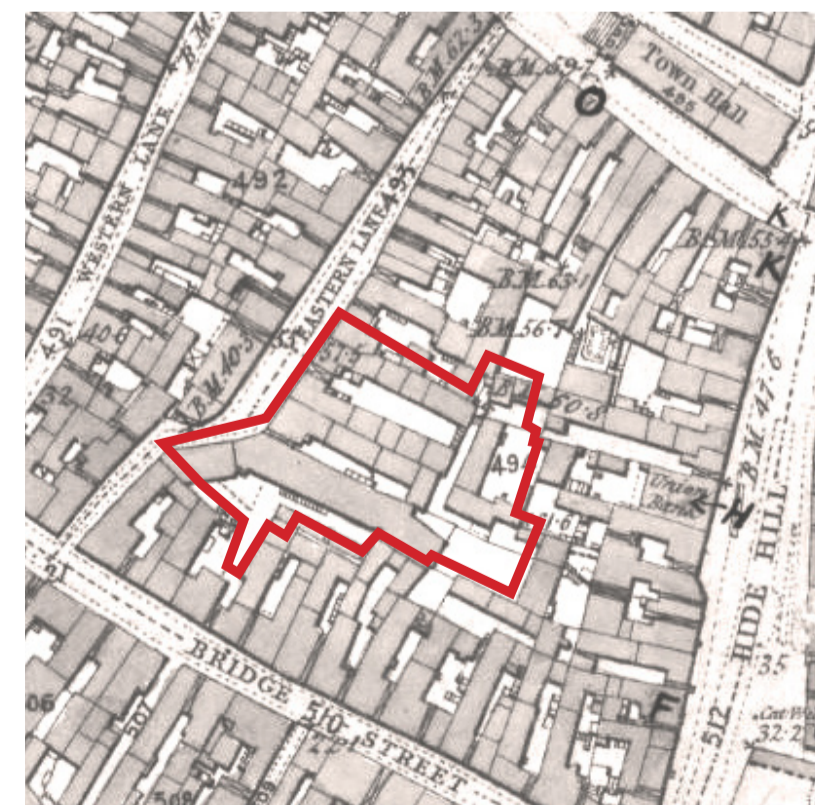


Aerial image of existing site

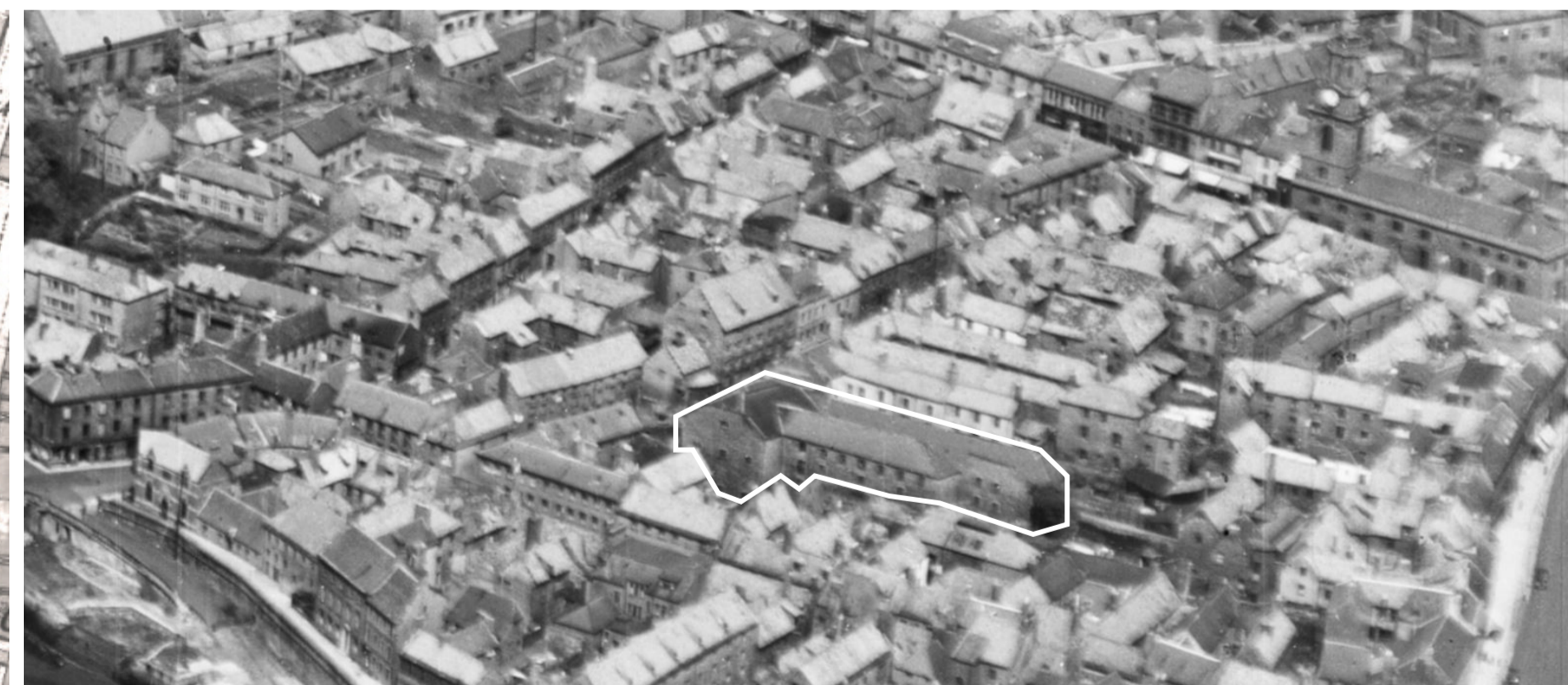


Proposed site plan showing site opportunities & constraints

- Key**
1. Vibrant space for the community in the heart of Berwick
 2. Vantage point with views across the Tweed
 3. Enhanced public Realm opportunities whilst retaining parking
 4. East-West connections from Hide Hill
 5. North-South connections from the Quayside to the Town Centre
 6. Large Mature Tree to be protect
 7. Sensitivities around views towards the Town Hall Spire
 8. Access to adjacent properties and businesses



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.

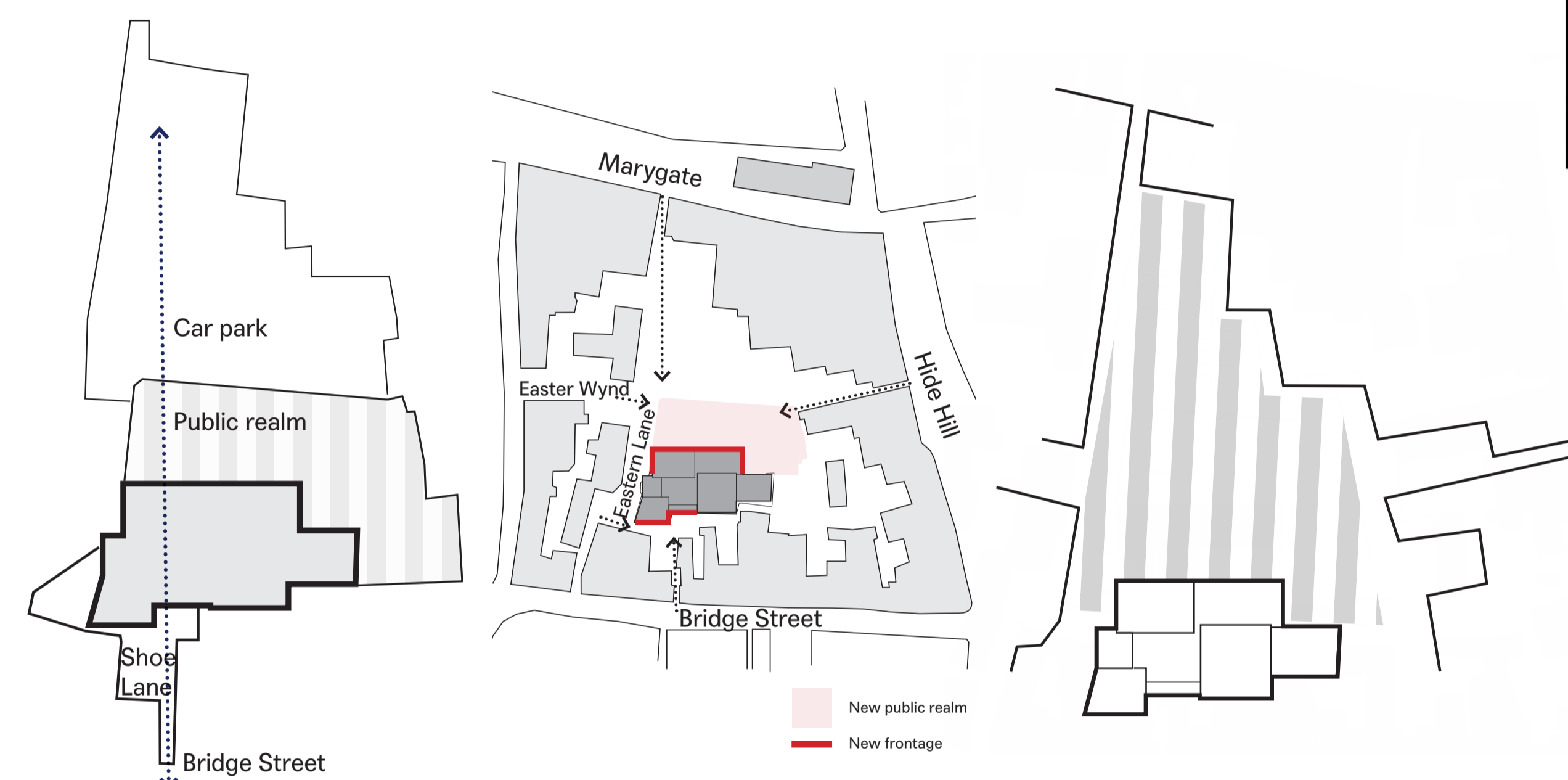
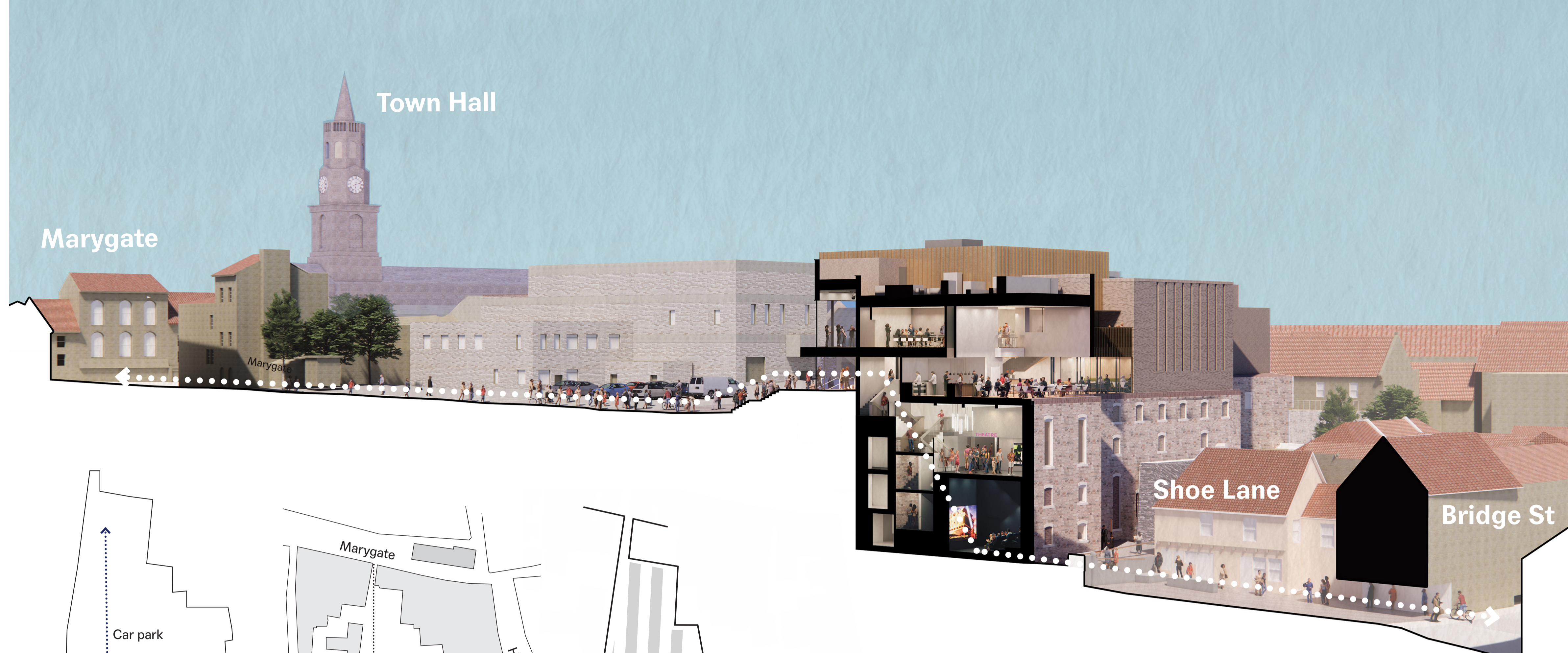
Archaeology

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 and a fourth trial pit was excavated in 2024. 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.



Promoting stronger connections between Marygate - Shoe Lane - Bridge Street - Quayside

Town-Quayside connections

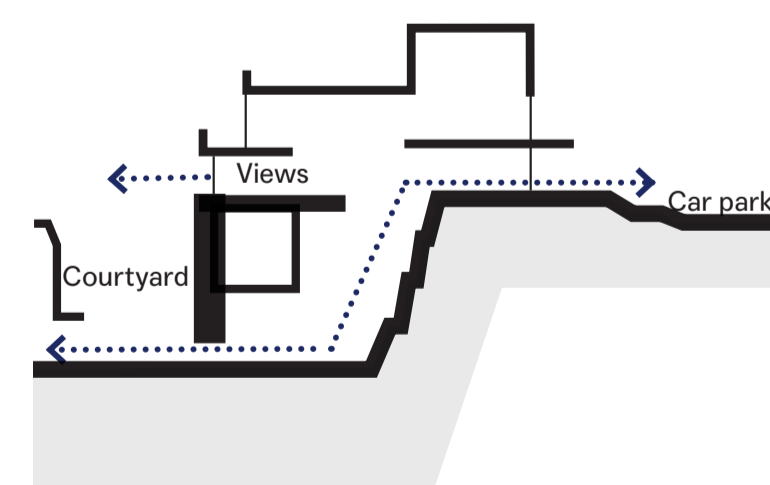
A new public entrance at Shoe Lane will provide a step free connection via a new lift, between Bridge Street and the Town Centre.

East-West connections

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

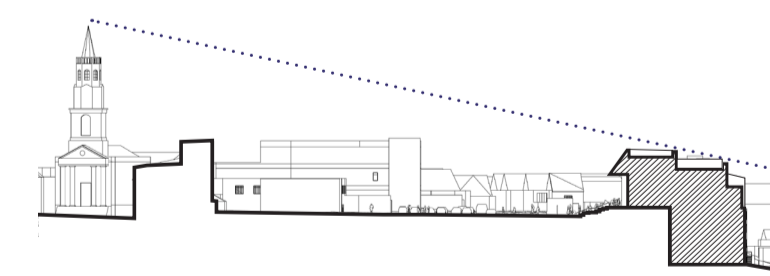
Future proofing

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



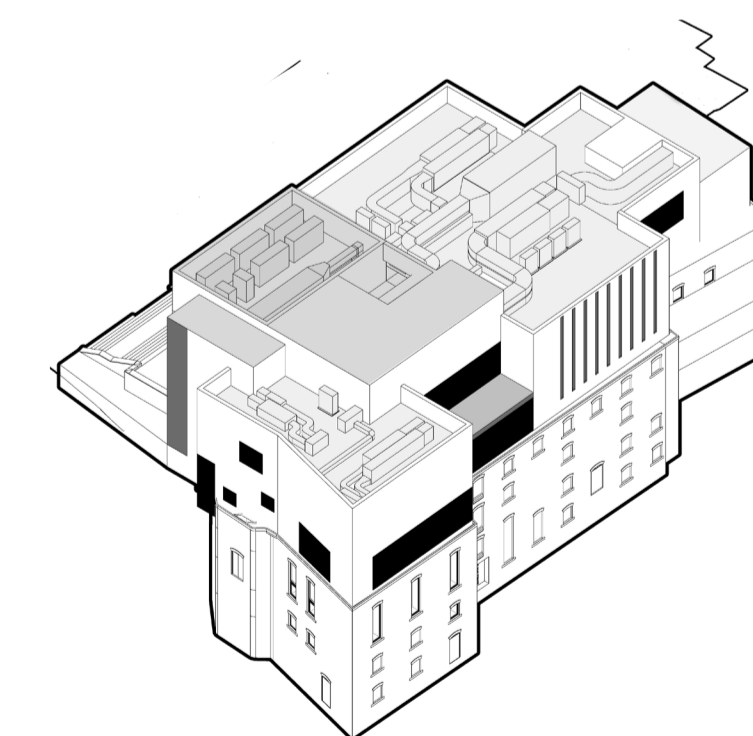
Two conditions

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.



Proposed townscape view from the South

Proposed facilities and floor plans

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



Cut through of Level 04 (car park level)

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.

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

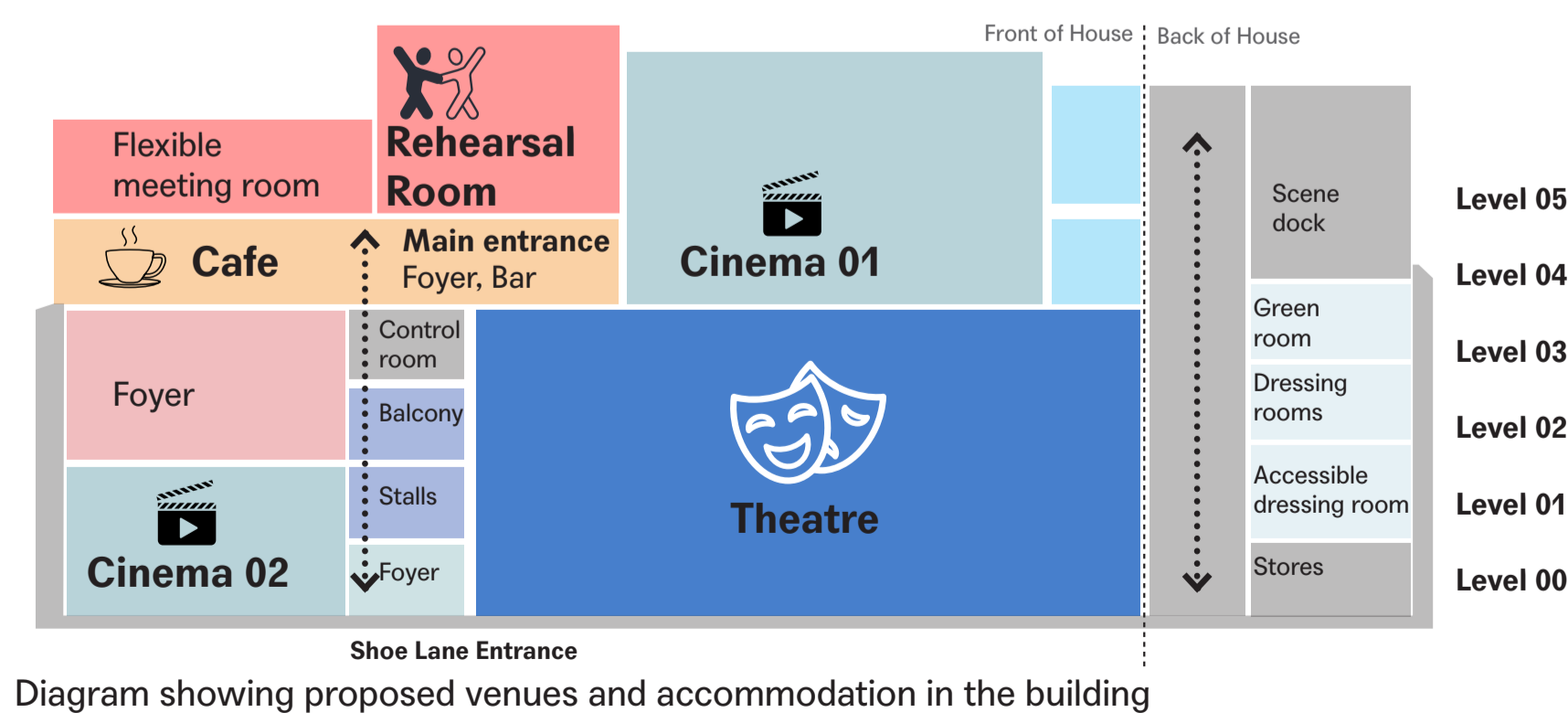
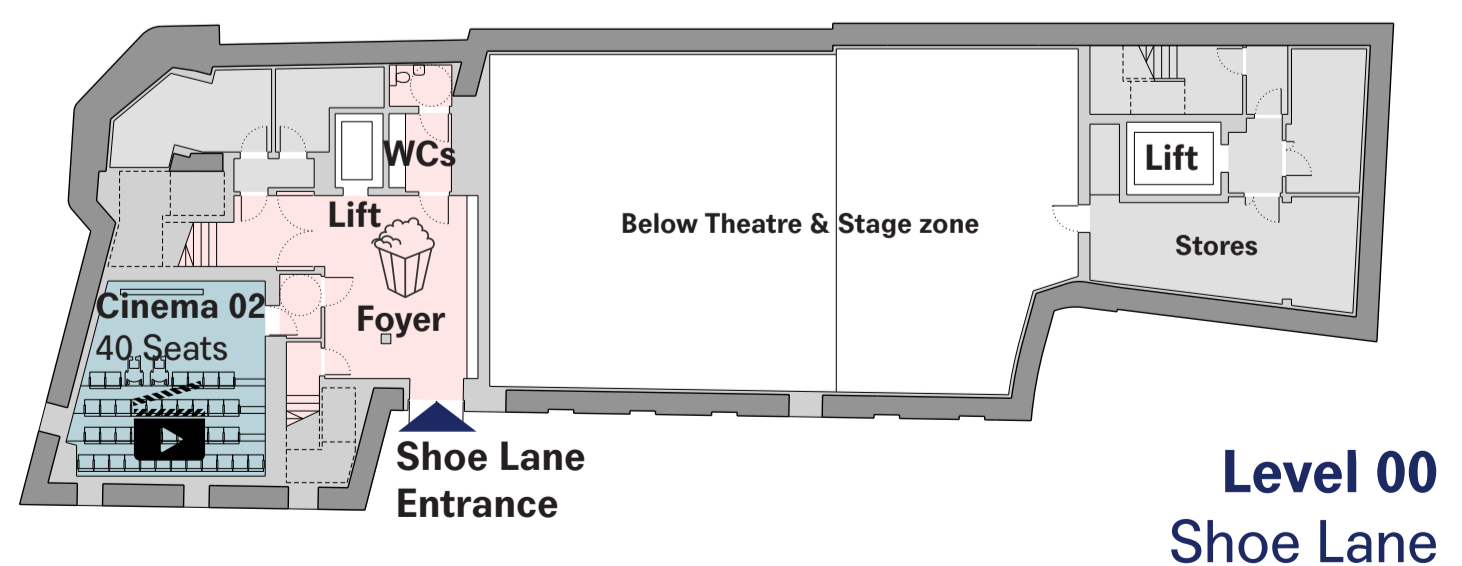
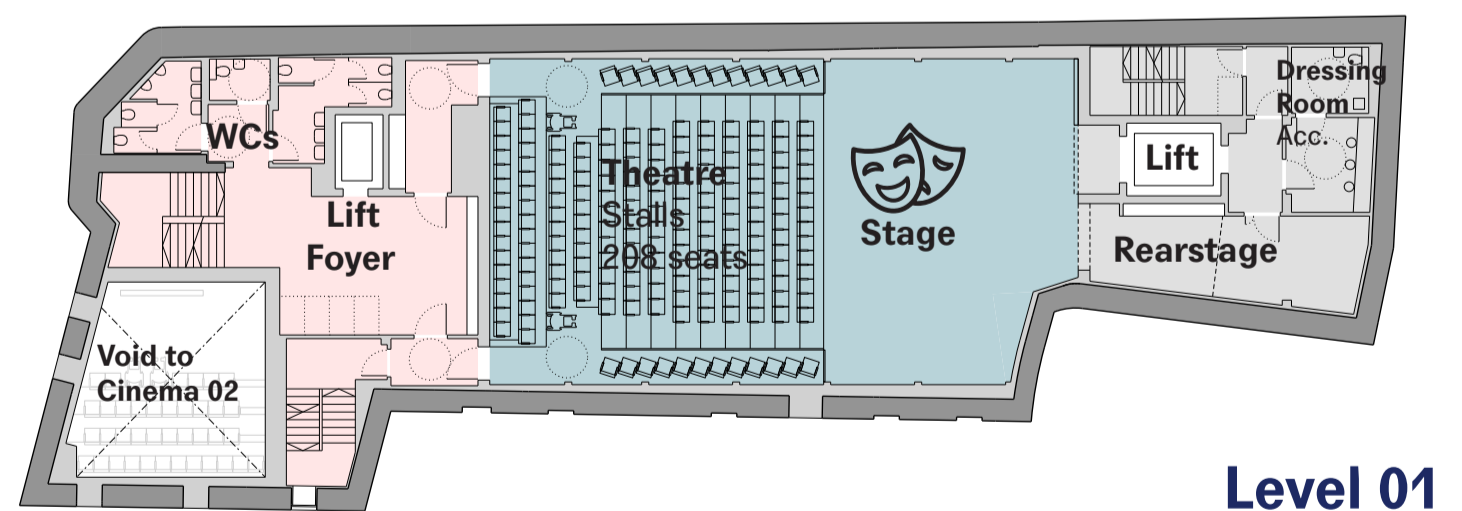
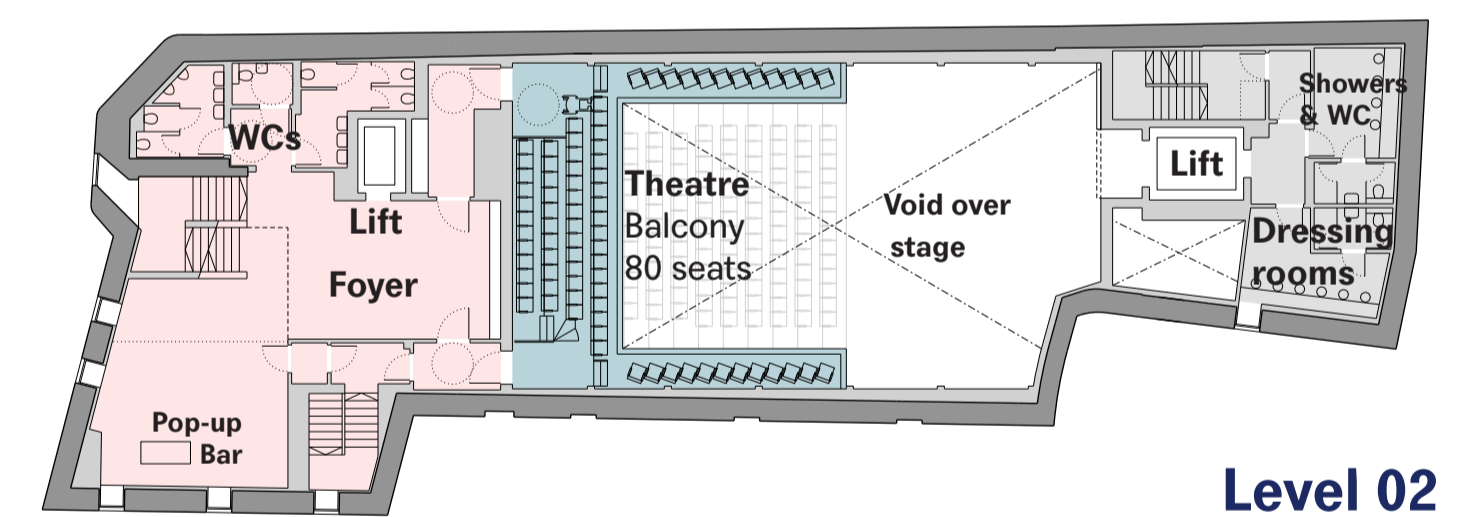
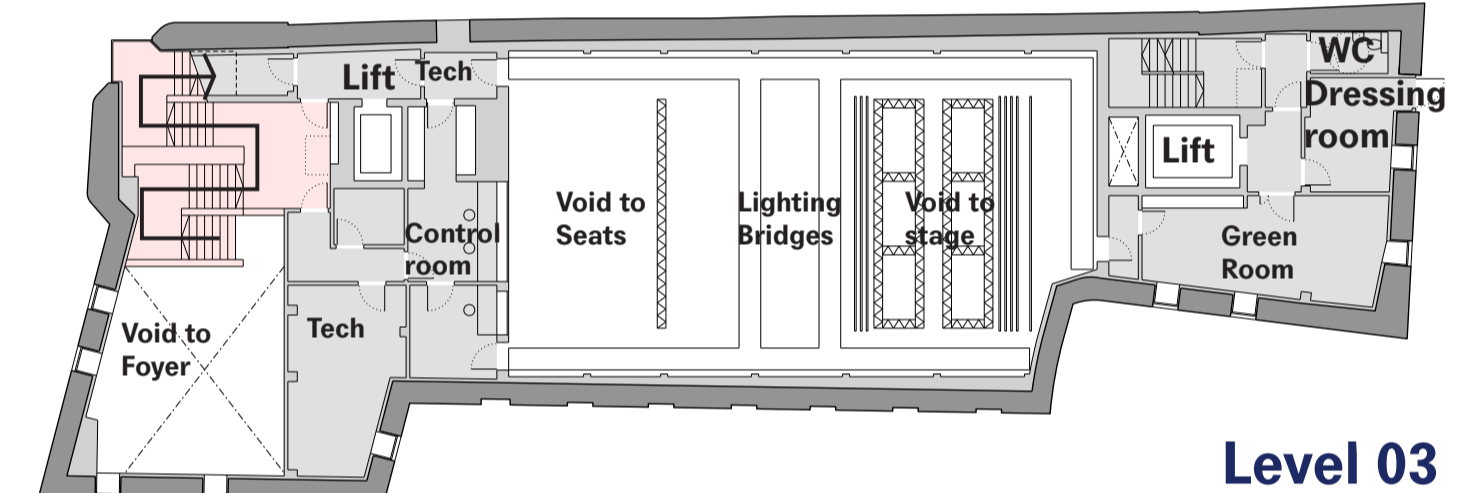
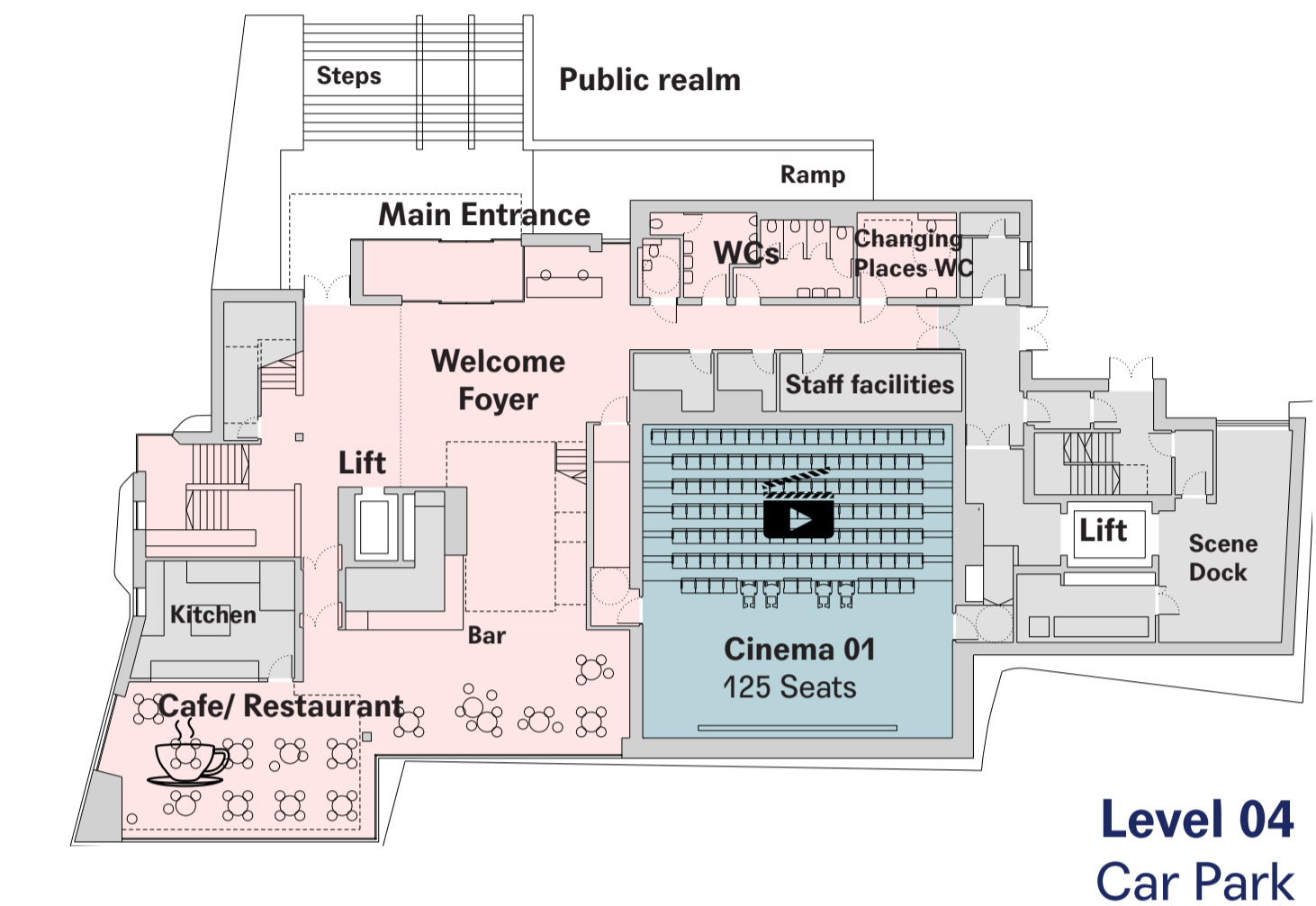
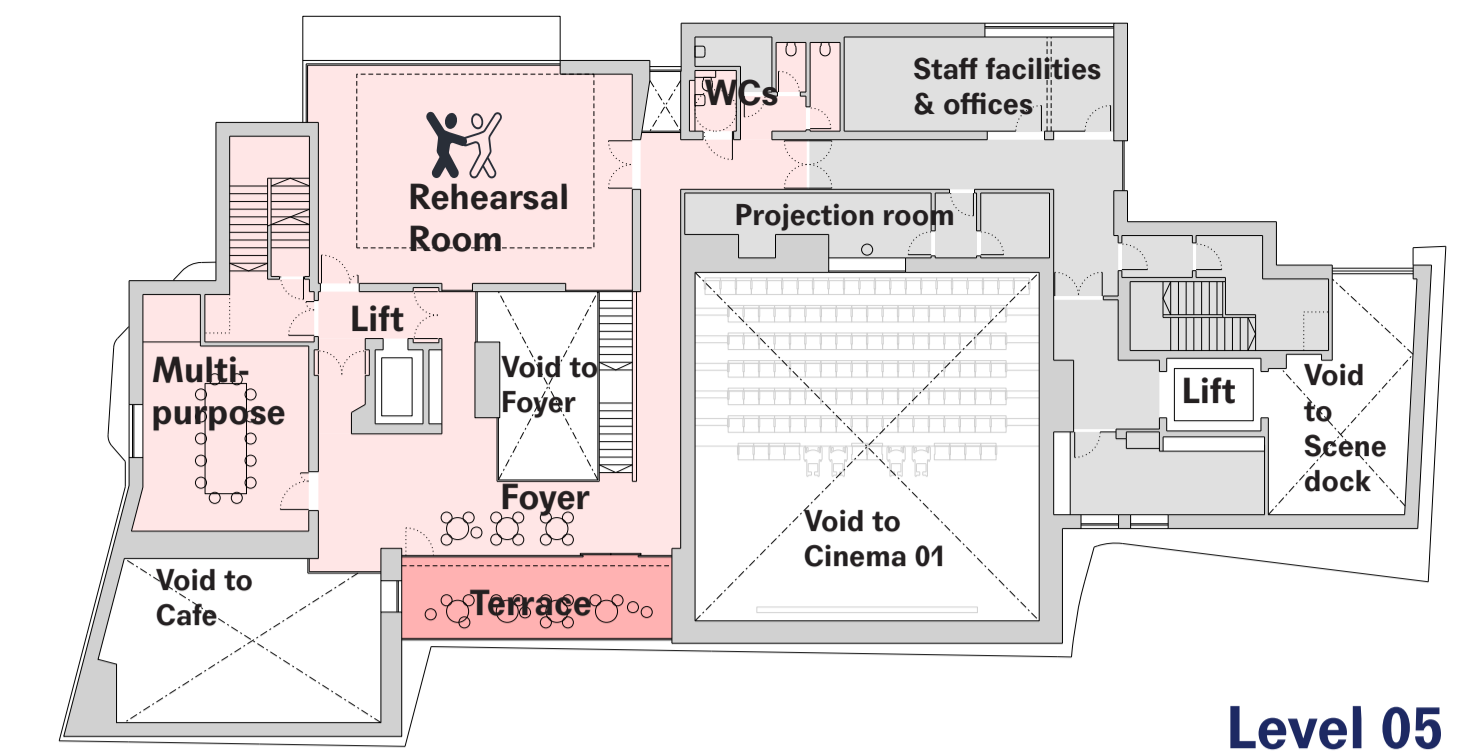
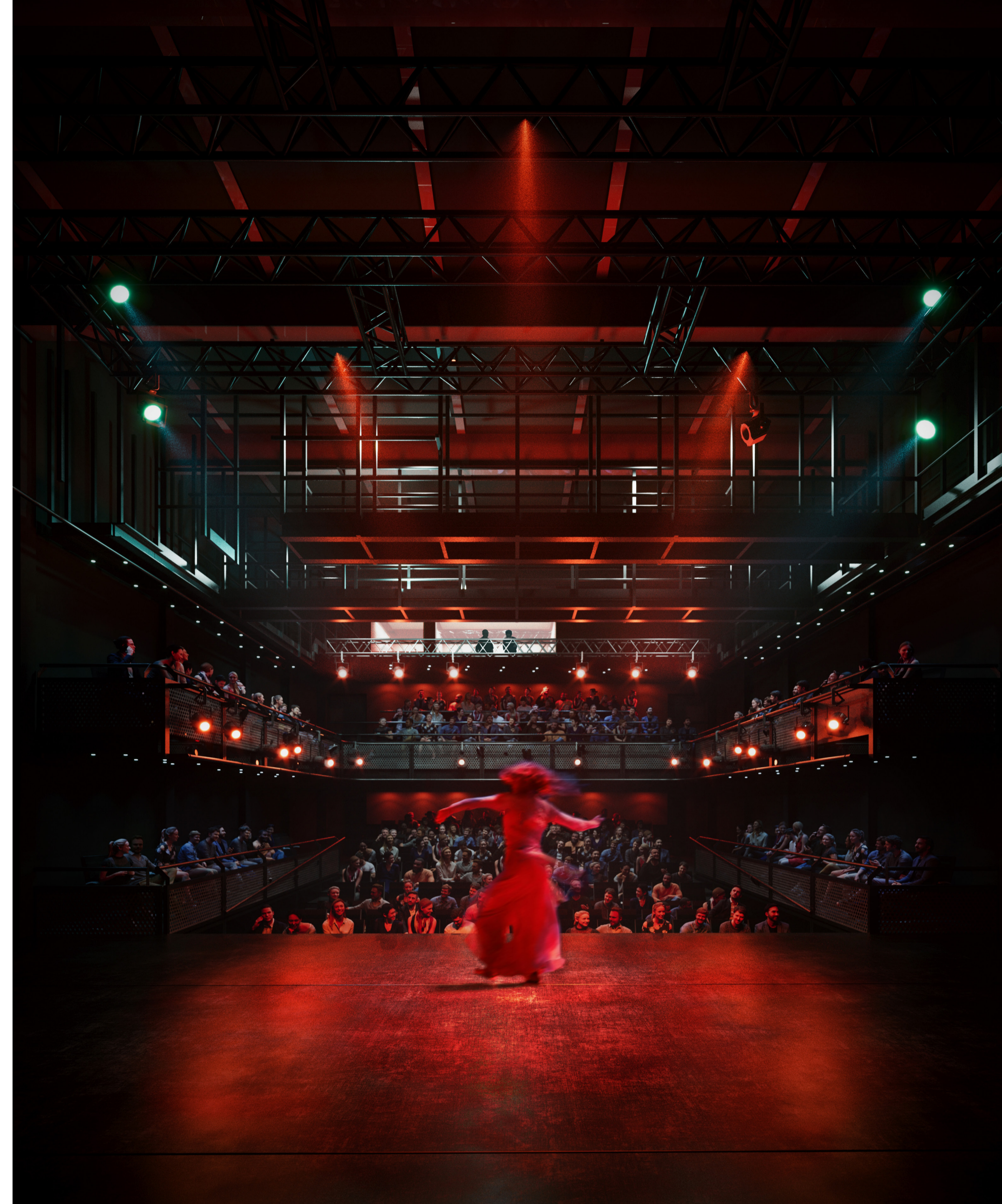


Diagram showing proposed venues and accommodation in the building





Enlarged Welcome Foyer with Bar, Cafe and elevated views



Courtyard theatre format

Improved venue spaces

- 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



Standing gig flat floor format

Decarbonisation and Sustainability

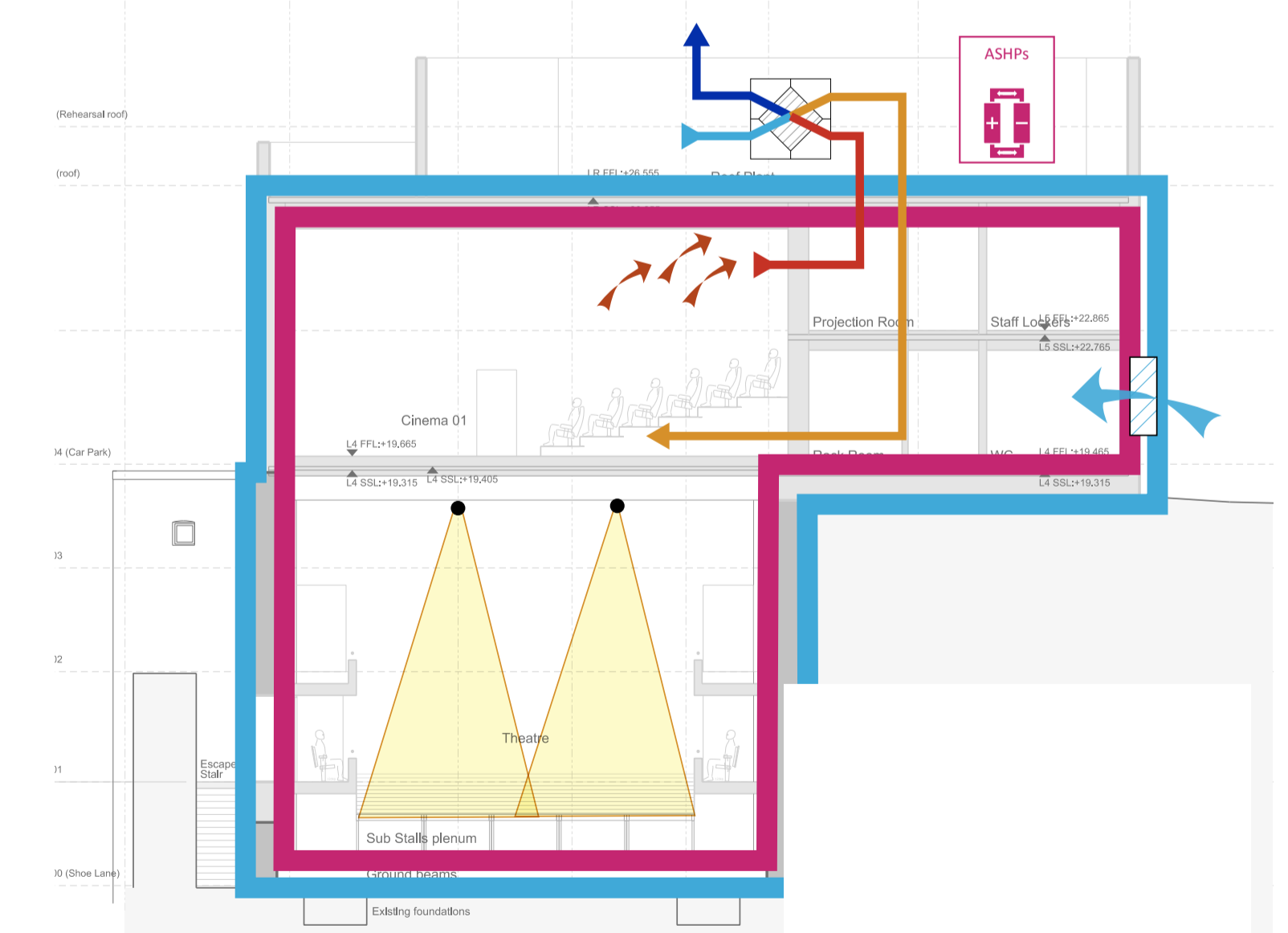
We're striving to better current Building Regulations by 20%

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
- Glazed areas will be optimised to provide good daylight and views while managing solar gain in the summer
- Passive natural ventilation



Sustainability section diagram

How the new Maltings will look: Form and materials



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



Materials being tested:
Warm tones of local pink Doddington stone and brick, combined with gold coloured profiled metal panelling

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 take their cue from Berwick's stepping townscape, houses and warehouses, with a distinctive corner entrance to draw visitors from the High Street.

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

Consultation survey closes	7 th February 2025
Planning submission	February 2025
Maltings to temporary close for work	May 2025
Maltings site decant	May - September 2025
Planning determination	June 2025
Contractor Award	August 2025
Start of construction	Late September 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:
nland.uk/Maltings25
or by scanning the QR code:

