



Options Appraisal
Brief.

Unlocking the Quayside. Berwick upon Tweed

Julie Kennedy April 2019

PURPOSE

On behalf of The Coastal Community Team (CCT), Berwick- Upon-Tweed Community Trust seeks to appoint a consultant to undertake an options appraisal for the regeneration of the towns Quayside.

This study will identify possible development actions and constraints through local consultation and acknowledge limitations relating to costs, planning, infrastructure, services and licences. It will consider the heritage of the site in order to enhance the visitor experience.

The recommendations of the appraisal will unlock the economic potential of the Quayside, inform any future planning or project development actions, connect the town with the riverside and expand the tourist offer.

BACKGROUND

The Berwick Economic Plan (CCT 2017) cites "*Investing in Destination Tourism*", as a Priority Theme to drive the economic revitalisation of the town. The Quayside is described as an area that has a lack of focus as to its function, which is restricting the development of new economic activity. The re designed use of this space is expected to boost and compliment the portfolio of projects Berwick has already established. These include the regeneration of The Maltings Theatre and the development of the Port of Berwick which will provide a stimulus to the visitor market. The planned redevelopment of Berwick Barracks aims to deliver an enhanced visitor attraction. Each of these projects aim to fully realise the economic benefits of the visitor economy by increasing footfall, extending visitor stays and the visitor season. The regeneration of the Quayside is cited as a Priority of the towns Economic Plan 2017 and is identified as key to sustaining the towns economic growth and strengthening the links between the quayside and the town. There has been a recent resurgence out with the *High Street*, resulting in retail hotspots developing in the Bridge Street/Hide Hill area of town. The development of the Quayside would provide a more cohesive connection between the town, attractions and the river.

The Quayside is considered a significant 'hub' for the development of a longer-term Coast & River Regeneration proposal, to better connect the town to its river and coastal environments, being the focal point of a number of local and long-distance recreational routes. Unlocking this site is an obvious opportunity to establish a complementary and cohesive visitor experience which will improve the tourism offer and further benefit the local economy. The Quayside is a prominent site overlooking the River Tweed, its value is in its outstanding views of the Grade I listed Berwick Bridge and along the coast. The site is also surrounded by high quality townscape, overviewed by Berwick Bridge and Quay Walls, part of the Scheduled Ancient Monument medieval and post-medieval fortifications, hosting a range of Grade I & II Listed buildings. The Quayside has a history of contributing to the economic development and success of Berwick. The Berwick Smack, a sailing vessel built locally to primarily carry salmon to London, captured trade in other commodities, notably

grain and eggs. The Smacks also carried passengers more quickly and cheaply than any other form of transport. They sailed from the quay below the bridge which at that time was the only part of the harbour with facilities for loading and unloading. The site contains two listed buildings, the Grade II Quayside Granary and the Grade II Customs Watch House '*one of the very small number of customs watch houses remaining around the shores of England*' (Historic England). Any development should seek to inspire investment and stimulate the towns retail and visitor economy. It should also reflect the sites heritage, celebrate towns environmental quality and its outstanding views of the seascape.

PROJECT REQUIREMENTS.

The appointed consultants will be required to conduct a feasibility study and then develop an options appraisal document which will inform future planning and project development actions on the Quayside.

- To achieve this, they will need to clarify any designations via engagement with Northumberland County Council (Site A Map) and land owners (Site B Map) to identify any planning restrictions, covenants, permissions or licences needed to develop this site.
- Discover the owners long- term aspirations for these sites, if and when they are available and what type of tenure/constraints are associated with each site?
- How much would the lease/purchase of either site cost, what are the constraints?
- Identify any restrictions or constraints to the development of this site, including any structural, archaeological or environmental.
- Identify the future economic role of the site with reference to the LEP via consultation with relevant others to include; - The Coastal Community Team, The Town council, local businesses, residents, community and local interest groups such as The Pontoon Action group, as well as previous/current users.
- They will also be required to identify and engage with relevant local organisations and interest groups to explore the history of the site and understand its relationship to the rest of the town. This information will inform the content to be used in the onsite Heritage interpretation.
- Establish and record the availability of any utilities and ascertain the cost of utilising any additional services and installing new infrastructure to the site, (including toilet facilities, drainage, waste disposal, lighting, internet, security etc).

This work will culminate in the detailed analysis of the data collected to produce an options appraisal. It is expected that this document will inform;

- What, if any, future development on these sites might look like with respect to economic function, heritage interpretation and design.
- How much investment will be needed to develop an attractive economically viable site?

- How will the design reflect the need to connect the riverside to the rest the town to improve and expand the visitor experience.
- How any development of this site could maximise its economic opportunity to benefit the towns economy. (Estimation of Key Outputs such as full/part time jobs or business start-ups)

SUBMISSION REQUIREMENTS

Interested parties are requested to submit their application via email to juliekennedy@berwicktrust.org.uk by close of business on May 31st 2019.

Selection of the successful consultancy will be via partners of the project delivery group and will be based on assessment of the quality and value of bids received. Please include; -

- Evidence of any recent similar work completed.
- Relevant experience of the consultant/s delivering the work.
- The number of staff/hours allocated to complete the work.
- A copy of your methodology.

Submission of the approved and completed Options Appraisal document is expected by November 1st 2019.

The budget for this work is £28500. This project is grant funded and all costs are inclusive of expenses, fees and VAT.

SUGGESTED GUIDANCE DOCUMENTS

BERWICK DESTINATION PLAN 2008	TWEED & SILK PUBLIC REALM STRATEGY
BERWICK UPON TWEED COASTAL COMMUNITY TEAM TOWN ECONOMIC PLAN 2017	NORTHUMBERLAND MARKET TOWNS VISITOR SURVEY 2009 COMPARISON REPORT
BERWICK BARRACKS VISITOR SURVEY 2018	BERWICK UPON TWEED DESIGN CODE AECOM (MARCH 2018)
BERWICK UPON TWEED TOURISM CONFERENCE RESPONSES 2017	AECOM BERWICK UPON TWEED DESIGN CODE MARCH 2018

Map of Berwick Quayside



SITE A

Identified development site - owned by Northumberland County Council

SITE B

Identified development site – Private Owner

