

PROPOSED DEVELOPMENT OF WARWICK MILL AND LONDON HOUSE

MIDDLETON M24 1AZ

WARWICK MILL – BUILDING FABRIC ALTERATIONS

DECEMBER 2023



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1.0 Introduction

The current applications for the listed site are for the conversion of a redundant listed mill and associated outbuildings to residential and mixed use facilities.

This Statement demonstrates that the new light well/atrium being formed is necessary to secure a satisfactory conversion of the mill for the proposed uses to secure the long-term future of the listed building, and addresses the intervention that this feature has on the existing internal fabric of the building.

The light well/atrium has been designed in consultation with Rochdale Council Planning Officers to minimise external and internal impact to the historic fabric of the building. In particular, it ensures the retention, and exposure, of the original steel column and brick jack-arch structure of the mill as a feature in the communal area, allowing the internal structural design of the mill to be fully appreciated as part of the overall conversion.

It is widely accepted in the conversions/repurposing of mills with large footplates, they would require the creation of a central lightwell/atrium within the building to provide outlook, circulation space and daylight to the units. There are a number of mill conversions successfully developed on this design principle, allowing for large communal spaces to be developed at ground floor level, particularly as mills such as Warwick Mill, have limited curtilage.

This Statement should be read in conjunction the Warwick Mill Scheme Design Development Statement

2.0 Planning Compliance

In terms of the reuse of the old Mills, this is a priority of the Boroughs in the Manchester region. A report at the end of 2017 revealed that over almost half of the Mills in Greater Manchester had been lost since the 1980s. At the same time Historic England published a study exploring viable uses for old Mills across the North West. This study confirms that the Mill buildings can support/ accommodate the North West growth needs in terms of residential accommodation.

Warwick Mill forms one of the cornerstones of focusing on delivery new homes, business space, highways and environmental improvements to Middleton. The Middleton Town Centre Spatial Masterplan identifies key sites for new development, refurbishment of existing properties and improvements to the public realm. The Warwick Mill site forms an integral part of this plan adjacent to the Town Centre, contribution to the heritage of Middleton. The Masterplan refers to the rejuvenation of Warwick Mill as having the capacity to create a new destination and drive further confidence in the development of the town centre.

Warwick Mill is an iconic landmark in Middleton and it is important that a viable use is made of the building reflecting not only the history and heritage of the site, but a building to be celebrated due to its high visibility upon entering the town centre. It is generally recognised that the conversion of the Mill building for commercial or retail use is not viable and that residential accommodation with mixed use, provides an opportunity to save the Mill from further disuse. This has further been escalated post Covid when, the requirement for office space is in decline, with home working now being accepted as a viable way of working for many commercial companies.

Additionally, the location of Middleton is in close proximity to both Rochdale and Manchester and is commuter friendly.

Through the intended primary use of Warwick Mill for residential accommodation, the significant number of residential units coupled with home working, will bring life back to Middleton town centre and support local retail and commercial businesses.

3.0 Past Planning Approvals for Warwick Mill

In January 2007 Redrow Homes (Lancashire) Ltd, submitted a planning application following circa 18 months of discussions with the Planning and Conversation Officers at Rochdale Council, and a preliminary meeting with English Heritage.

Prior to this in January 2006, applications were made by Redrow Homes for planning and listed building consent to convert the Mill and engine house to 147 apartments with associated car parking at basement level and on land within the curtilage of the Mill. That application proposed cutting three light wells into the central core of the Mill; those lightwells being internally enclosed with glass walls and open to the roof.

The areas of particular concern to the Planning Officers to the proposals in 2006 related to the need to bring light into the middle of the mill to create a satisfactory residential environment and to protect historic features that require detailing. These concerns were addressed in the application in January 2007 following these detailed conversations with the Officers of Rochdale Council.

The key principles of the conversion that was approved by Rochdale Council in 2007 included;

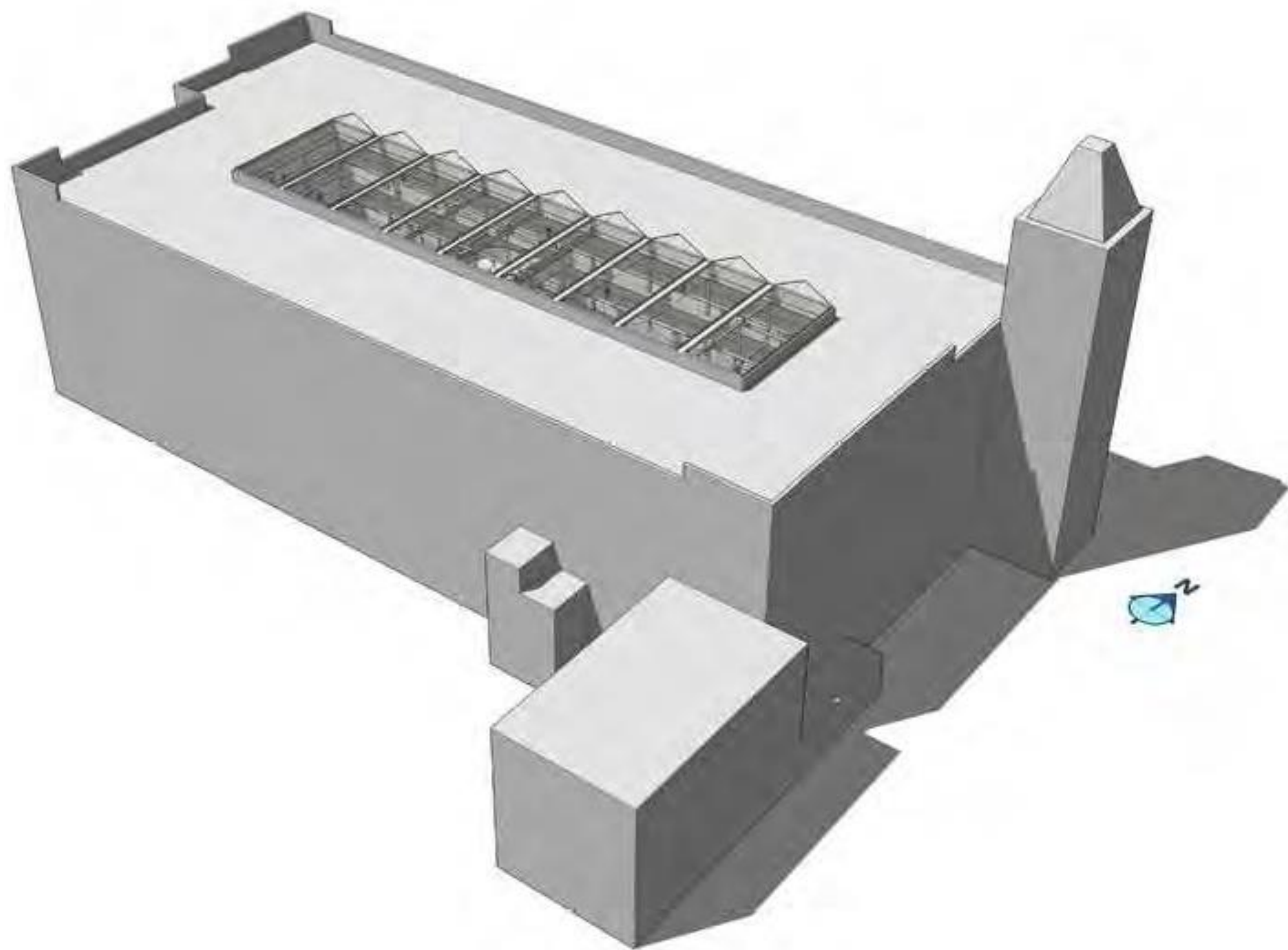
- a) To convert the building in a way that would require minimal alteration to external appearance.
- b) Features that need to be preserved included in the listing description are; the external elevations, water tower, engine house and the internal structure of the Mill.
- c) To retain the cast iron and jack arch structure to the Mill to maximum affect as a frame work for subdividing the building.
- d) The proposals for the design/layout of the apartments within the Mill, around the perimeter of the Mill to a depth of approximately 10m. The rooms requiring greatest amount of light will be created adjacent to the external walls of the building whereas kitchens, bathrooms, and some bedrooms would be internal with small windows fronting the perimeter walkway that formed part of the atrium space.

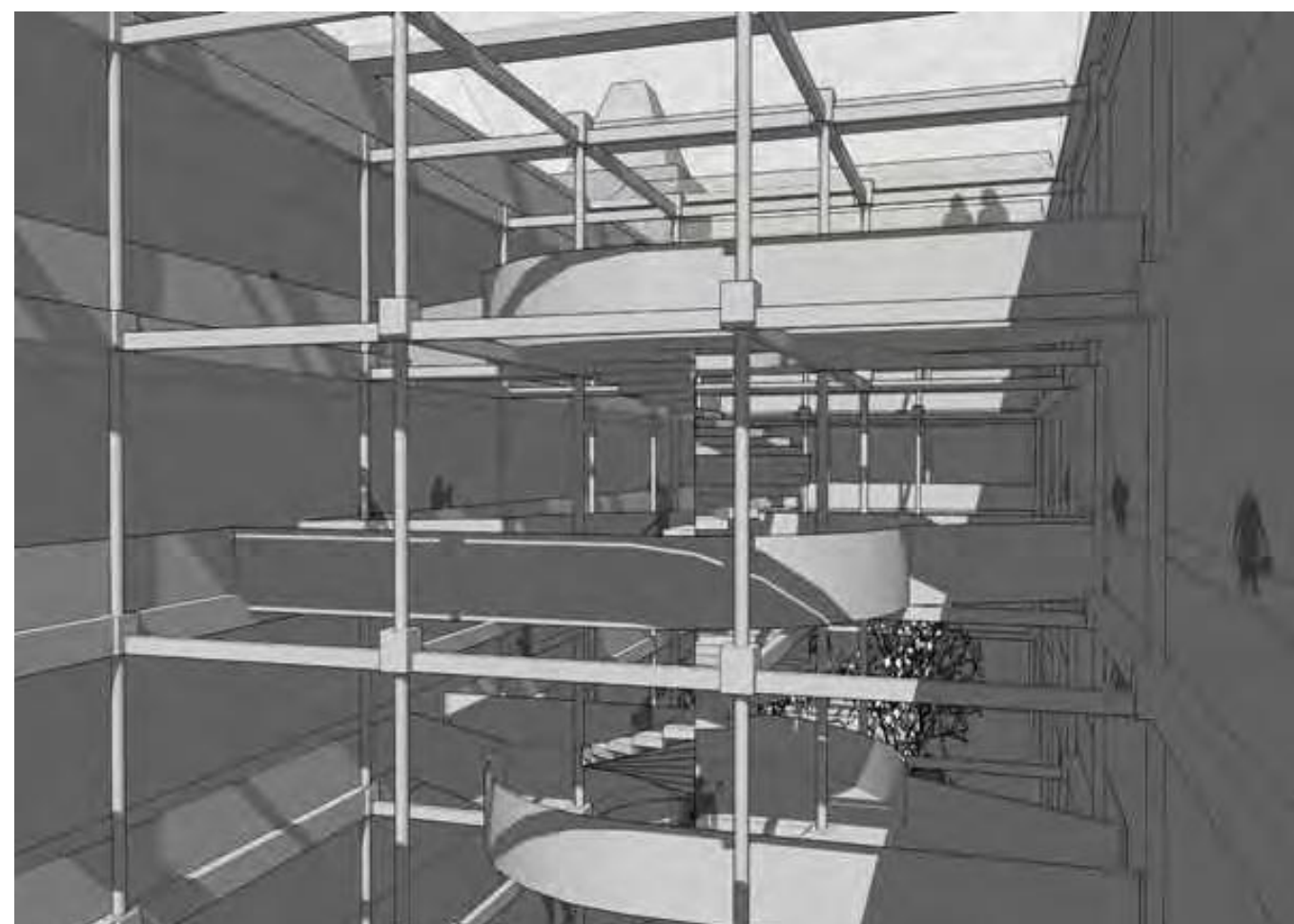
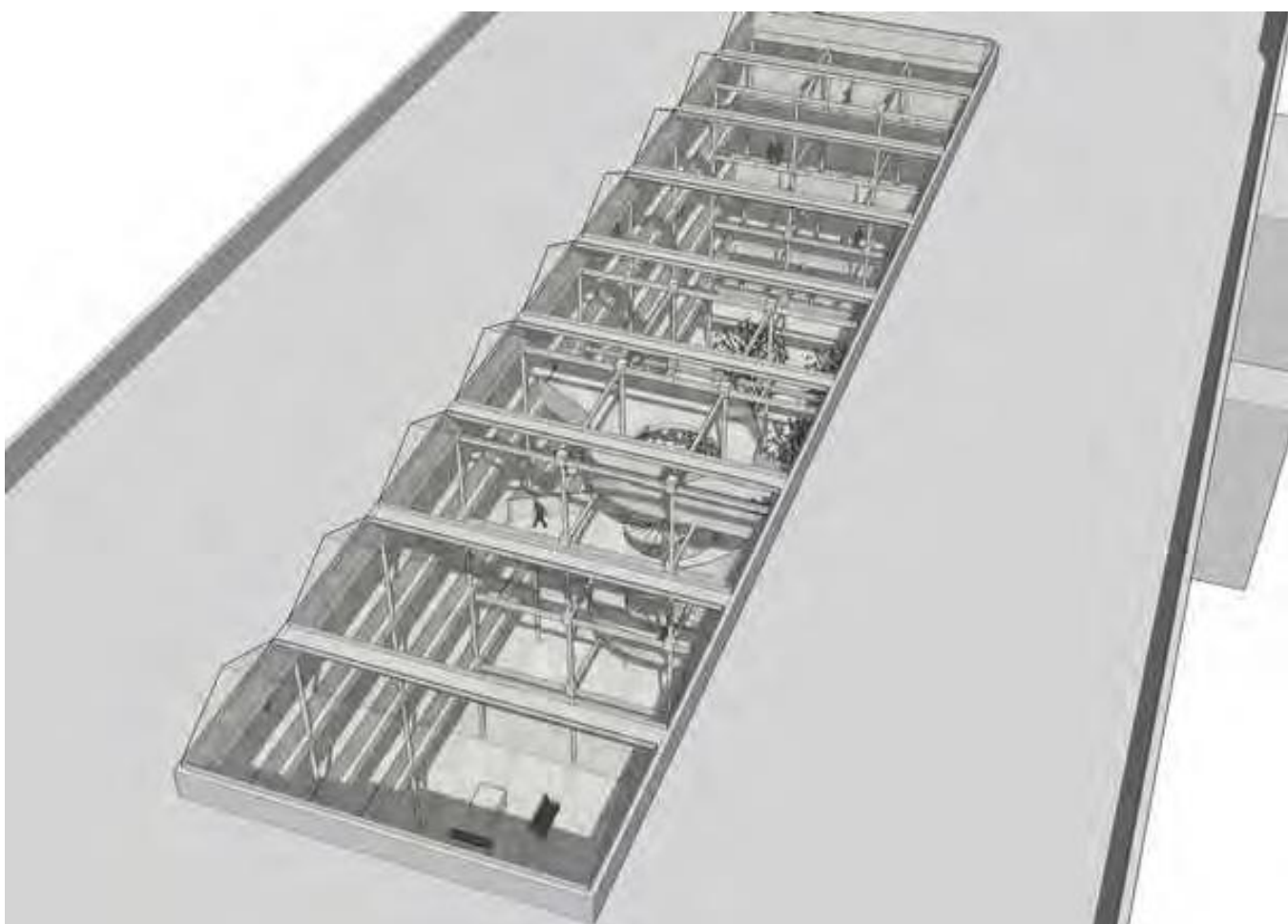
The supporting application documents further stated that ‘due to the large footprint of the main building approximately 85m x 41m, the central core is unsuitable for use for apartments and is too deep for natural lighting to penetrate. It is proposed that the apartments will run around the perimeter of the building and the central area will be cut out at first, second and third floor level to form an atrium space of 59m x 14m. This will allow natural light and air to all four residential levels’.

The documents further stated ‘the proposed atrium will have a fully glazed roof which would sit on a permanently ventilated plinth, for the purpose of both natural and smoke ventilation. The atrium space will serve as a communal space for all seasons and the retained steel work within the atrium expresses the original form of the building. The central area of the steel frame will remain, partly to maintain the structural integrity of the building but also to visually express the structure’.

Attached are visual representations of the proposal by Redrow Homes relating to the formation of the central atrium space.







4.0 Sustainability

In November 2021 the Oldham Mill Strategy 2021 was published, which was a project commissioned by Oldham Council and Historic England.

The Mill Strategy sets out policy recommendations for the conservation of Mill stock based on levels of priority relative to the landscape and heritage value of individual Mills. The strategy also sets out a number of key actions to support the Council in ensuring the sustainable future of the Mill stock. These key actions are transferable to the Northern Region generally

The study acknowledged that Mill stock forms a fundamental part of Oldham’s historic environment and acknowledges that some Mills have stood vacant for a prolonged period and as a result have fallen into disrepair and attracted anti-social behaviour. This reference is relevant throughout the Northern Region. ‘These Mills have become blights on local communities and it is important that these sites are repurposed in order to secure their long term sustainability and deliver positive outcomes for local communities’.

The study acknowledges that Mills are overwhelmingly located in highly accessible locations within main urban area and the conversion of existing mills to deliver new housing could therefore help meet identified needs for new housing over the housing targets set by Local Authorities.

Importantly, under Chapter 6 of the Study, referenced, ‘Housing Potential’ references in the Introduction ‘that the repurposing of the existing textile Mill stock across Oldham (relevant to other Northern mill areas) has potential to play an important role in the delivery of new homes. However, many of the remaining Mills are located in weaker market areas where capital values are lower and the number of Mills, particularly those that have fallen into a state of despair will be subject to significant costs of adaption that can make them commercially unappealing to delivery new homes and commercial floor space’.

Under a Section ‘Inherent Problems with Mill Conversions’ it states that there is a reason that many Mills appear under used and are failed to be converted into residential use and perhaps the most fundamental is the fact that many of the larger Mills are situated in more deprived urban areas and sale values are weaker. This, coupled with the relatively high costs of conversion alongside a number of other factors makes the viability of the conversion of Mills marginal on many sites.

The study goes on to state that ‘many conversions, due to the large foot plate of Mills themselves would require a central atrium within the building to provide outlook, circulation space and daylight into units. As a result the gross to net ratio is reduced compared to a use that can maximise the whole footplate’. Based on the foregoing, Oldham Council acknowledges the fact that in repurposing buildings with large floor plates (such as the case with Warwick Mill) does require the creation of an atrium space, for the same reasons that were established with the Redrow Homes proposals in 2007, that were permitted by Rochdale Council.

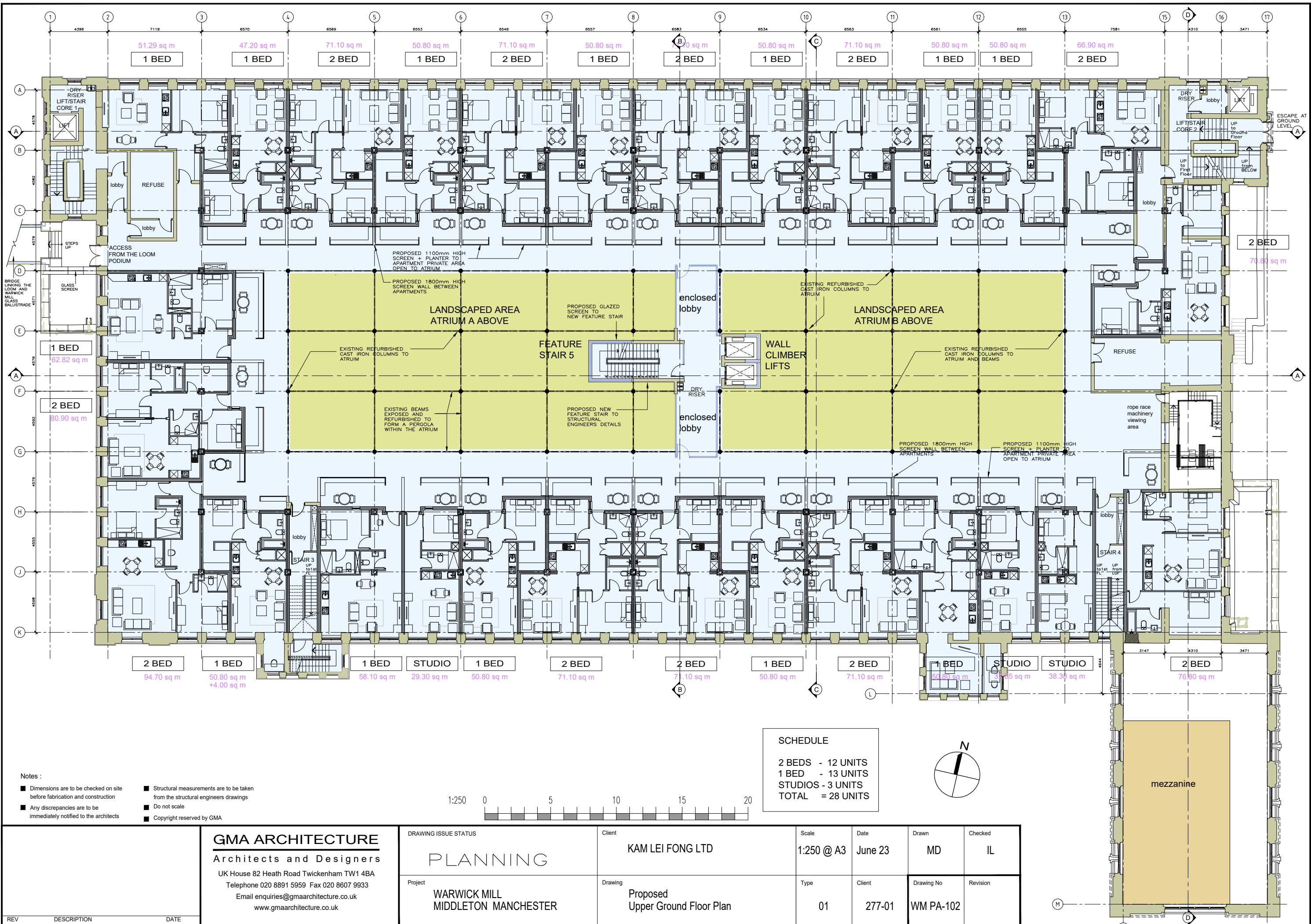
The study provided case studies of Mill conversions for residential use further emphasising the need for central atrium spaces within large Mills with large foot plates to create an internal environment that provides sufficient natural light to penetrate into the lower levels of the building to provide satisfactory living conditions for all residents of the development, whilst allowing for the protection of historic features including the structural frame giving clarity to the construction methodology of the original building.

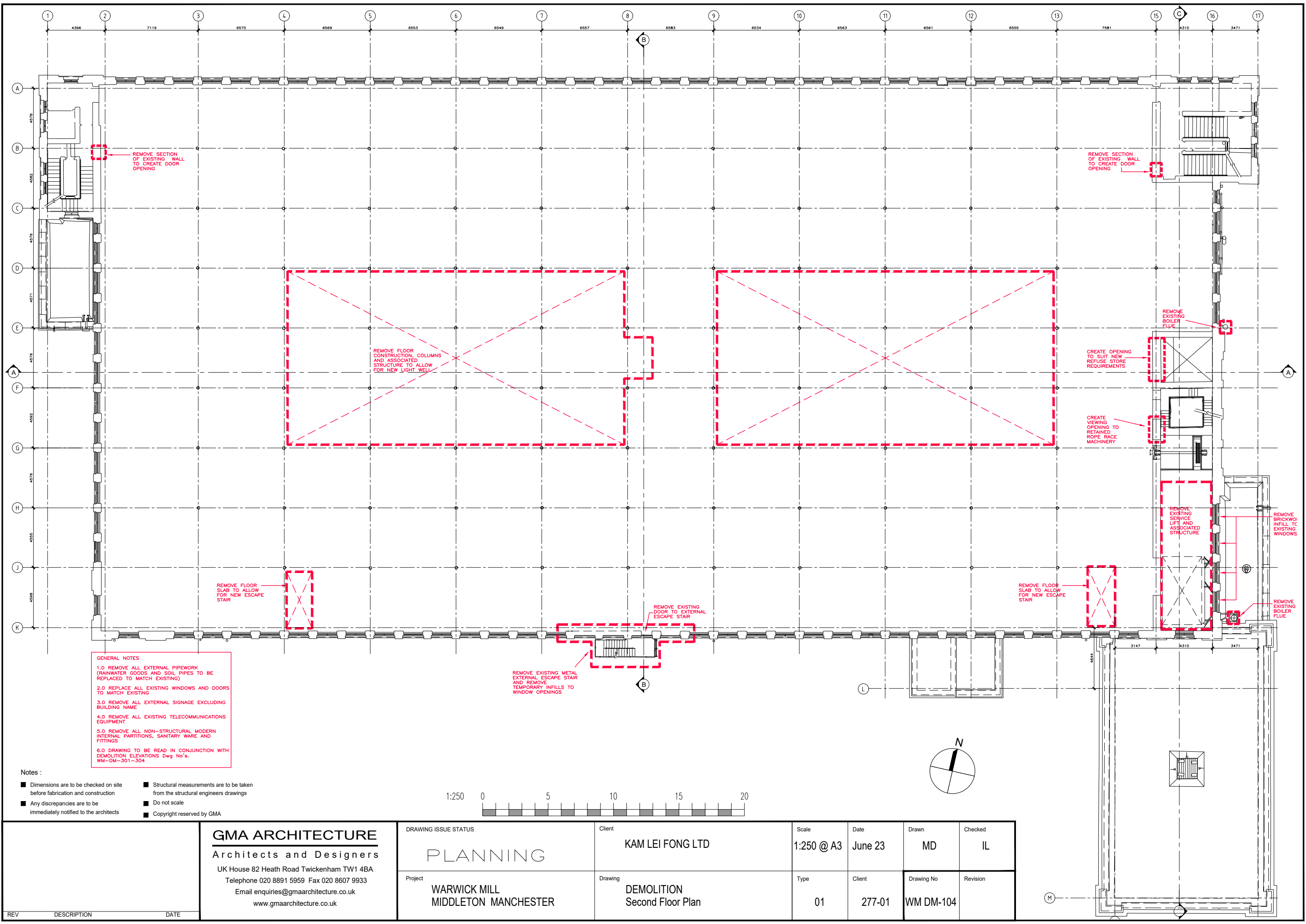
5.0 Extent of Demolition

The extent of demolition proposed for the submitted Planning Application scheme is fully documented in the series of drawings referenced WM-DM being a full set of plans, sections and internal elevations of the proposals, with all areas clearly marked where intervention is required.

Additionally, these areas are also addressed in the structural drawings and associated structural reports within the Planning Application documentation previously submitted.

Sample architectural and structural drawings are attached.

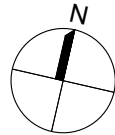




GENERAL NOTES
1.0 REMOVE ALL EXTERNAL PIPEWORK (RAINWATER GOODS AND SOIL PIPES TO BE REPLACED TO MATCH EXISTING)
2.0 REPLACE ALL EXISTING WINDOWS AND DOORS TO MATCH EXISTING
3.0 REMOVE ALL EXTERNAL SIGNAGE EXCLUDING BUILDING NAME
4.0 REMOVE ALL EXISTING TELECOMMUNICATIONS EQUIPMENT
5.0 REMOVE ALL NON-STRUCTURAL MODERN INTERNAL PARTITIONS, SANITARY WARE AND FITTINGS
6.0 DRAWING TO BE READ IN CONJUNCTION WITH DEMOLITION ELEVATIONS Dwg No's. WM-DM-301-304

Notes :

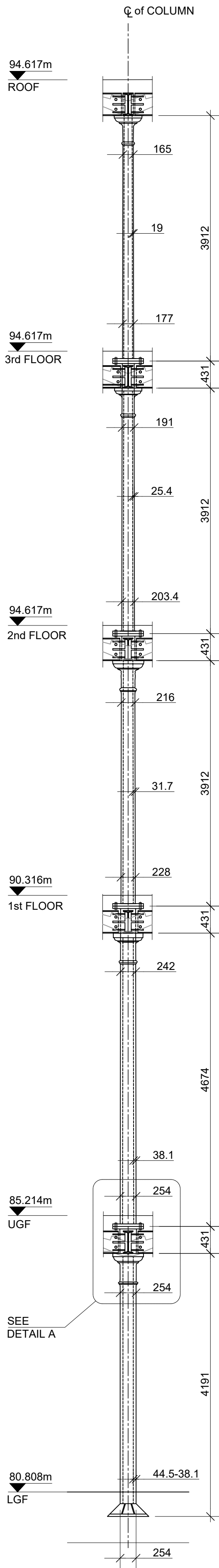
- Dimensions are to be checked on site before fabrication and construction
- Any discrepancies are to be immediately notified to the architects
- Structural measurements are to be taken from the structural engineers drawings
- Do not scale
- Copyright reserved by GMA



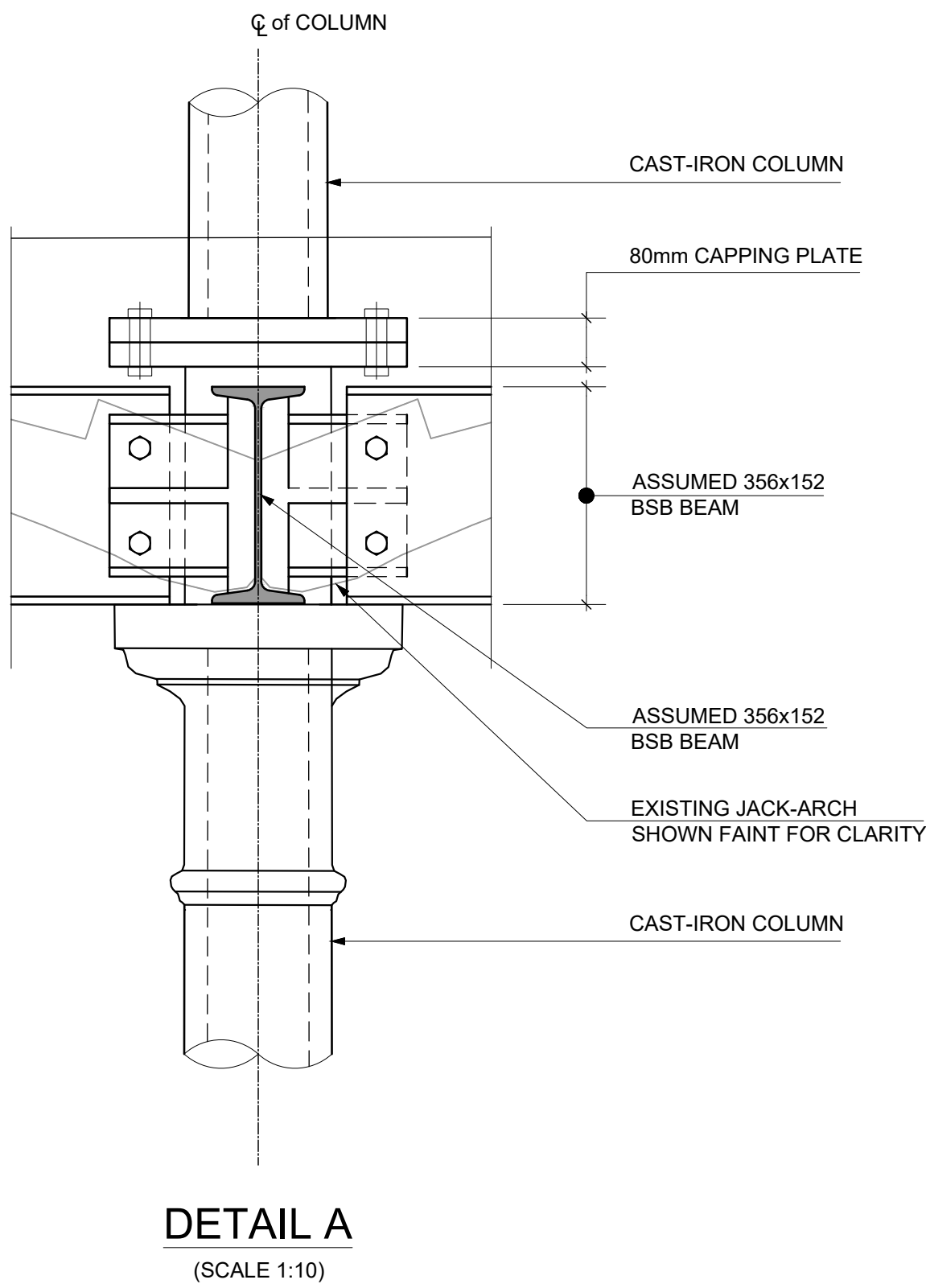
GMA ARCHITECTURE Architects and Designers UK House 82 Heath Road Twickenham TW1 4BA Telephone 020 8891 5959 Fax 020 8607 9933 Email enquiries@gmaarchitecture.co.uk www.gmaarchitecture.co.uk			DRAWING ISSUE STATUS PLANNING		Client KAM LEI FONG LTD		Scale 1:250 @ A3	Date June 23	Drawn MD	Checked IL
Project WARWICK MILL MIDDLETON MANCHESTER			Drawing DEMOLITION Second Floor Plan		Type 01		Client 277-01	Drawing No WM DM-104	Revision	



Drawn PJD	Date 11.10.21	Checked RD
Job No 21008	Drawing No 200	Revision P1



EXISTING COLUMN ELEVATION
(SCALE 1:50)
ALL DIMENSIONS TO BE VERIFIED ON SITE



- NOTES
1. This drawing is to be read in conjunction with all relevant architects', engineers', and specialists' drawings, bills of quantities and specifications.
 2. Do not scale off this drawing.
 3. All dimensions are to be confirmed on site by the contractor.
 4. Refer to MMA drawing 120 for all general notes.
 5. Data shown is from historic site surveys. The locations of all structure is to be checked on site.

P1	21.12.21	PJD	PRELIMINARY ISSUE	
Rev.	Date	Made by	Amendments	
Status				
PRELIMINARY				
mha Michael Hadi Associates Ltd. Consulting Structural Engineers 14-18 Old Street London EC1V 9BH t020 7375 6340 www.mha-consult.co.uk				
Job Title				
WARWICK MILL MIDDLETON M24 1AZ				
Drawing Title				
EXISTING COLUMN DETAILS				
Scales				
AS SHOWN @ A1				
Drawn	PJD	Date	11.10.21	Checked RD
Job No	21008	Drawing No	210	Revision P1

6.0 Structural Requirements

The original structural detailing of the Warwick Mill has been researched in detail by the appointed structural engineers, MHA , who carried out a detailed investigation both on site and through historic records resulting in the Structural Appraisal Report dated January 2022, within the Planning Application documentation .

Preliminary calculations had been undertaken to assess the likely capacity of the existing structure to accommodate the proposed loadings, the proposed alterations and new build structures. The proposed residential loading of the upper floors to the Mill is certainly less than the historic applied machinery loadings.

The large plate cut outs proposed and lateral stability was fully investigated and a structural design developed that would allow for the part retention of the steel and cast iron framing to the central atrium area.

Additionally calculations were carried out in complying with the Disproportionate Collapse Requirements of Building Regulations and this has also been addressed in the structural design ensuring the retention of the existing structural frame partly exposed within the atrium feature, as well as the brick arches within the retained floor plate areas.

The underlying structural principle behind the proposed works has been the conservation of the listed structure and safe guarding the building for long term. The necessary proposed conversions are sympathetic to the original building and are minimal interventions. The proposed demolition works are minimised but allow the project to be viable. It is also proposed that some steel and cast iron sections were removed in forming the part of atrium, will be recycled for the new main roof extension supports.

The cast iron and steel beams/jack arches are to be retained and expressed, as are the perimeter jack arch brick barrel vaults.

The MHA report shows that the proposed works to be structurally feasible and not detrimental to the robustness and performance of the listed building.

7.0 Courtyard and Atrium Mill Examples

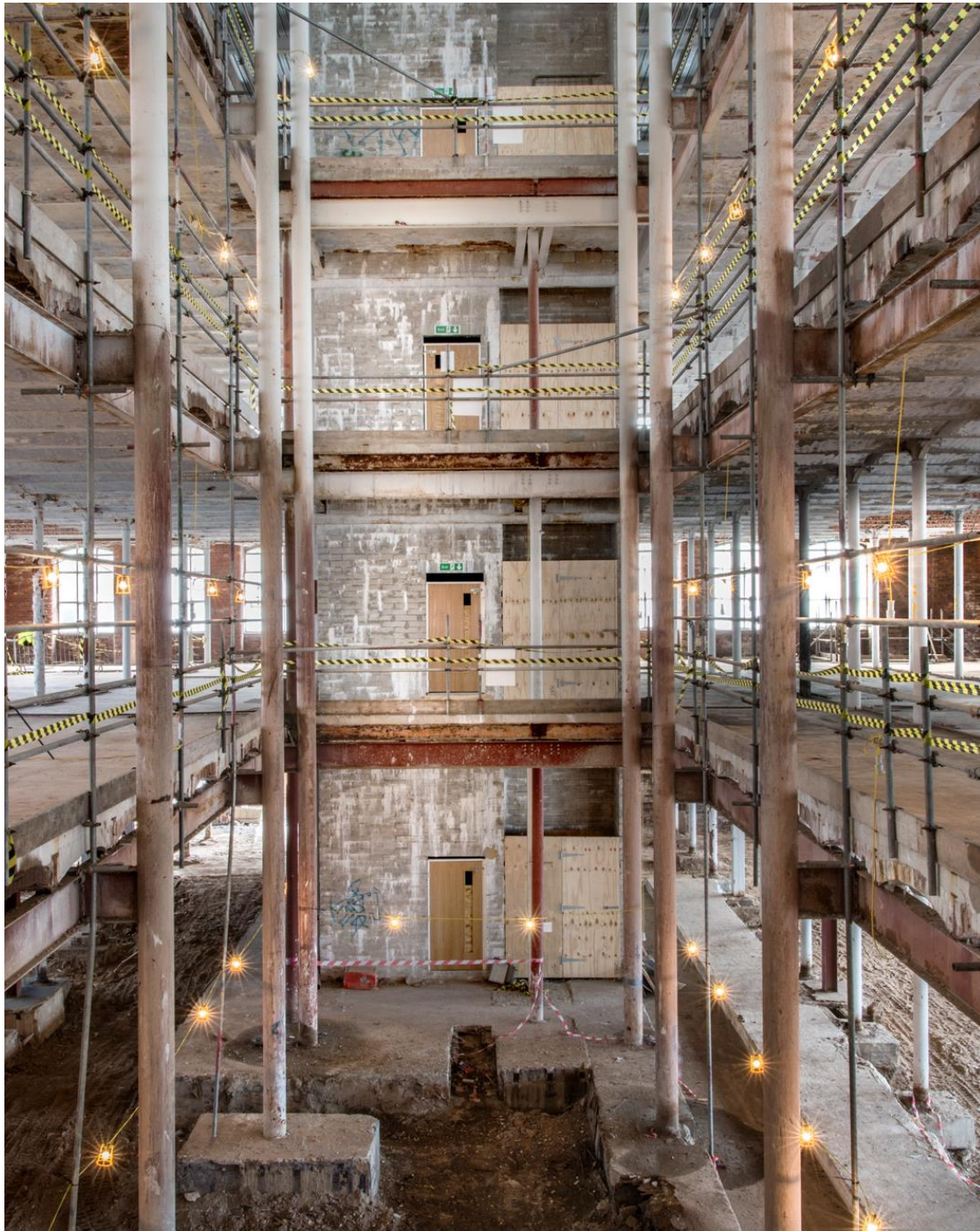
LINK EXISTING MILLS WITH PARALLEL WINGS (SIMILAR SEPARATION)



CONDITIONING HOUSE MILL, BRADFORD.



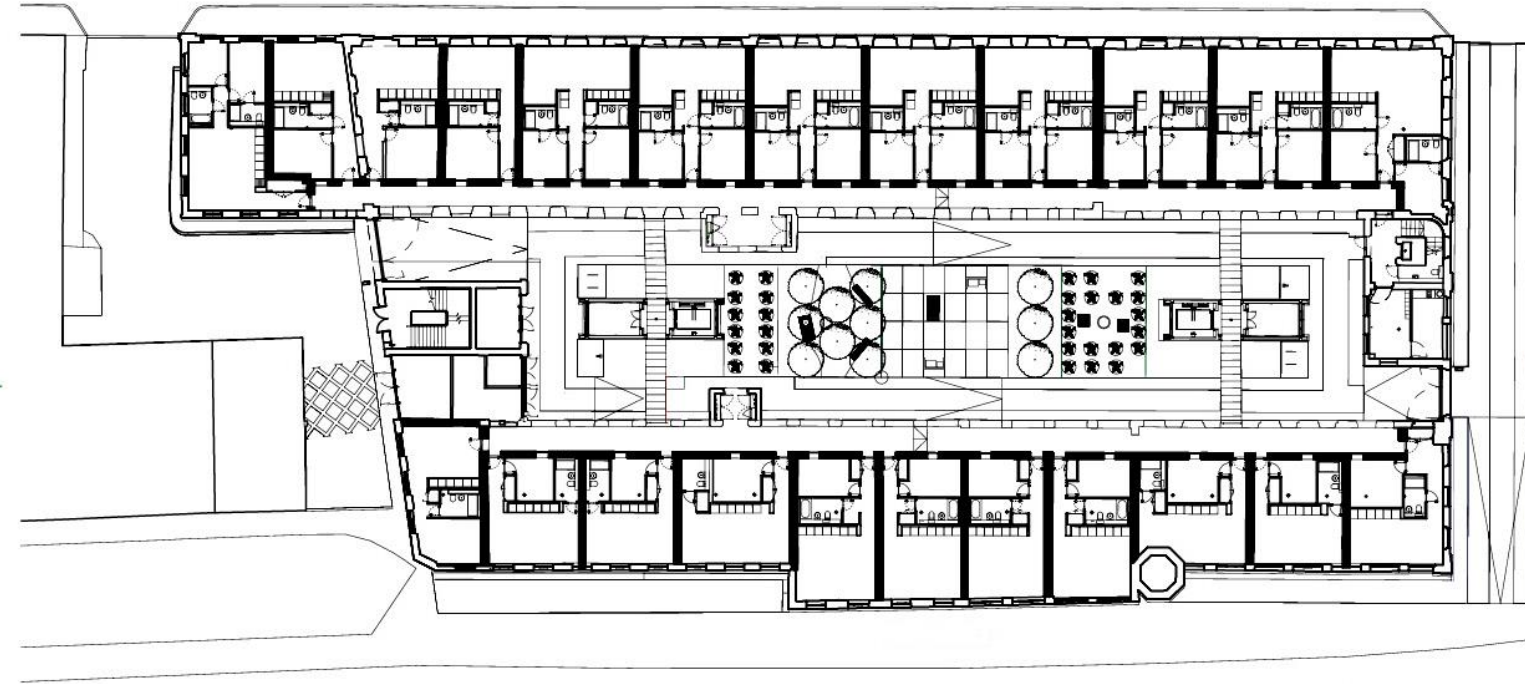
CRUSADER MILL, MANCHESTER CITY CENTRE



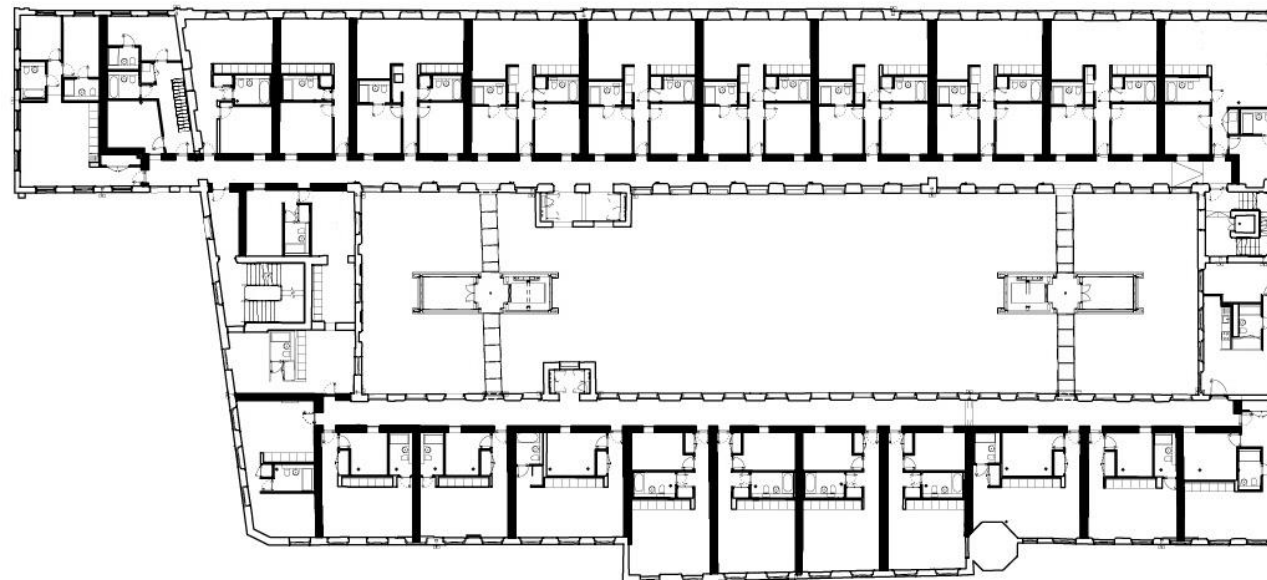
FORMATION OF ATRIUM AT ELIZABETH MILL, REDDISH



Ground floor plan



Upper floor plan



TYPICAL MILL (ATRIUM) STYLE LAYOUT

8.0 Conclusions

In conclusion this Report demonstrates that the application proposals meet the defined development and design objectives and will result in the successful and sensitive conversion of the listed building to residential apartments. The proposed works can be carried out with minimum intervention to the building. Where possible original features will be retained in situ and either exposed in full or a sample retained as a record of the original features of the Mill.

The most significant element of the works arises from the creation of the central core that is necessary to enable natural light and air to penetrate the inner core of the Mill and create a satisfactory residential environment. Those works are essential to the commercial success of the development and will ensure that Mill has a long term viable use.

Where it is necessary to remove part of the existing structure to accommodate the proposed atrium, those works are relatively minimum and the majority reversible in the future if required.