

**PROPOSED DEVELOPMENT OF WARWICK MILL AND LONDON HOUSE
MANCHESTER M24 1AZ**

WARWICK MILL – WINDOW CONDITION SURVEY

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Introduction

The following report relates to the survey of the condition of existing windows to the façade of the existing Warwick Mill development in Middleton Town Centre.

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- History
- Previous Planning Approvals
- Current Proposals

History

Warwick Mill stopped production in 1965 and used as a warehouse facility following the closure. The main Mill building has been vacant since the late 1990's with little or no maintenance been carried out since. During this period there has been vandalism and forced access substance abuse within the building, all resulting in deterioration within the building and facades.

The current applicant purchased the building in late 2020 and since installed security hoardings and 24 hour security staff. However, at the time of purchase, the windows had deteriorated beyond repair.

In 2007, Redrow Homes Ltd, were granted planning permission under Application No. 7/D48614, for the change of use and conversion to the Mill and associated buildings, for a 147 apartment scheme.

Previous Planning Approvals

Condition 3 of the planning approval related to window replacement, and window infills were removed associated with the past installation of an external metal fire escape. At the time of the application in 2007, the windows were already in poor condition as per the attached extract from the Design and Access Statement at the time.

In 2015, G Suite Holdings, were granted planning permissions under Application No's 15/01015/FUL and 15/01016/LBC, for the change in use to showrooms/trade centre. The approved applications included the Heritage Statement and Impact Assessment by Townscape, directly referring to the replacement of all existing timber windows. The assessment stated;

"All of the windows not already mentioned on the elevations will be replaced in a style/design 'like for like' albeit in a change of material from timber to metal/timber composite."

Additionally the 'Level of Harm Impact' was described as *"The windows are in poor condition and require wholesale replacement. This opportunity provides for the complete replacement in a material suitable to the character of the building. The replacement windows will be of a 'like for like' appearance with improved ventilation and energy performance. The works proposed will result in **Neutral/slight harm impact**"*

Approval was given for replacement as per the attached schedule.

2.6 The Mill building occupies the majority of the site and is built relatively tight to the Oldham Road and Wince Brook boundaries to the north and south. Small yard areas are located to the east and west of the mill.

2.7 The site itself slopes gently down from its north eastern corner towards the west and similarly down towards the south of the site. It sits below the level of Ashton Lane.

2.8 There are currently three accesses to the site: the principal access is off Ashton Lane on the eastern side of the site; there are further accesses off Oldham Road to the west of the mill and adjacent to the north eastern corner off the Oldham Road/Assheton Way roundabout.



Engine house showing damaged facade



South west elevation

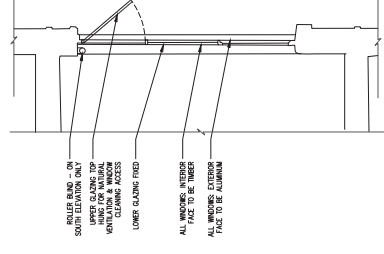
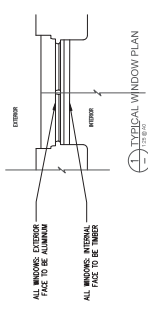
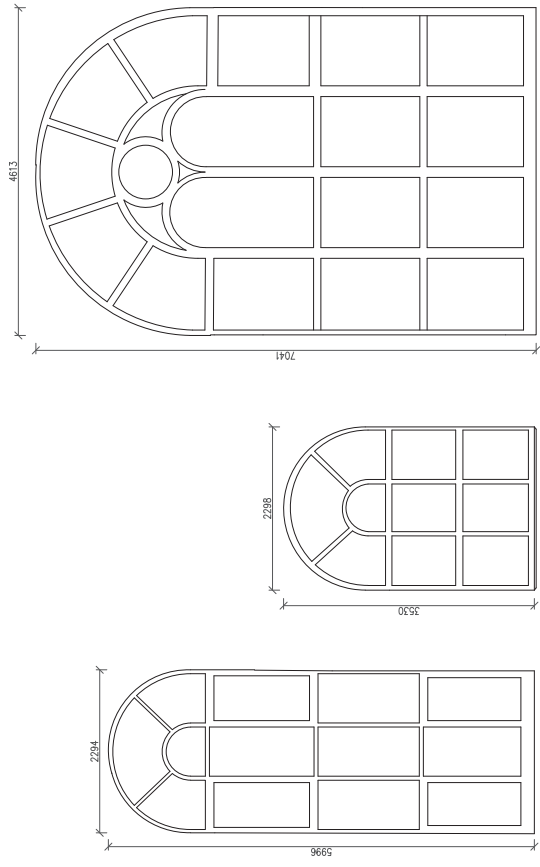
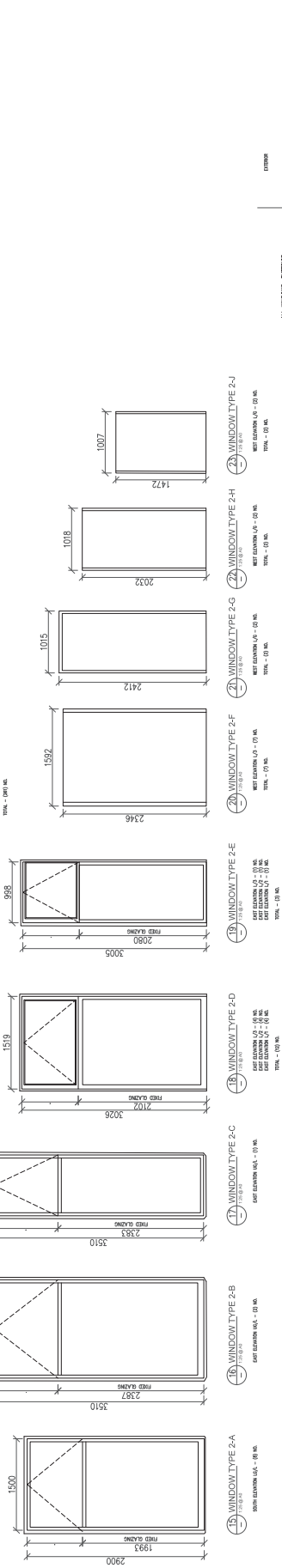
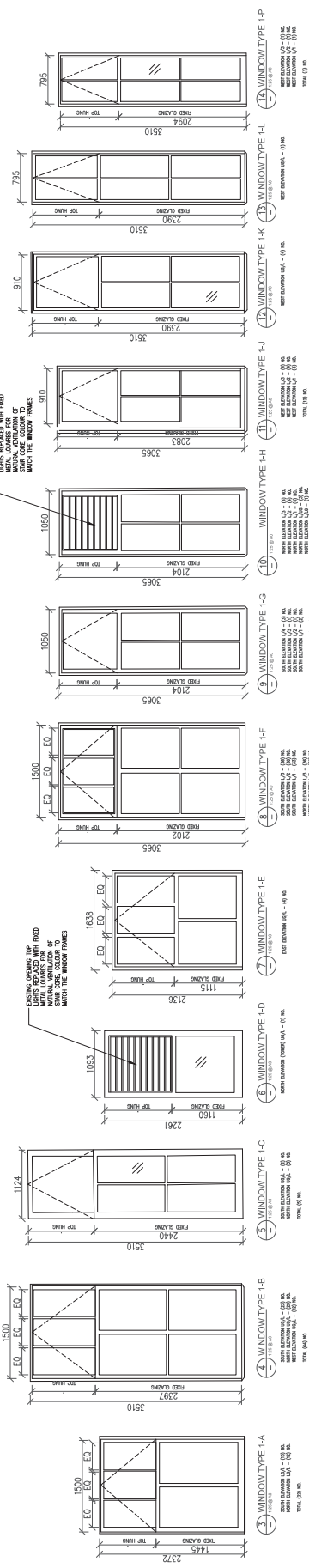
Description of the Mill Buildings

2.9 Warwick Mill is a typical early 20th Century Edwardian cotton spinning mill built to a standard design by George Stott. It is one of a number of mills built to the same design within the Greater Manchester/Lancashire area. It is currently used for storage/warehouse and distribution.

WINDOW ELEVATIONS TYPE 1:
TO MATCH EXISTING
(INTERIOR) & ALUMINUM (EXTERIOR) FRAME

WINDOW ELEVATIONS TYPE 2:
CONTEMPORARY
DOUBLE-GLAZED, LOW-E GLASS, COMPOSITE TIMBER
(INTERIOR) & ALUMINUM (EXTERIOR) FRAME

WINDOW ELEVATIONS TYPE 3:
ENGINE ROOM
DOUBLE-GLAZED, TIMBER FRAME, TO MATCH EXISTING



2. TYPICAL WINDOW SECTION
1:10

2. WINDOW TYPE 3-D
1:10

2. WINDOW TYPE 3-C
1:10

2. WINDOW TYPE 3-B
1:10

2. WINDOW TYPE 3-A
1:10

NOTES:
1. ALL NEW WINDOWS IN MARINE
CLASSIFIED AS TYPE 1. ALL NEW
GLASS TO BE LOW-E GLAZED TO
COMPOSITE ALUMINUM (EXTERIOR) &
TIMBER (INTERIOR)
2. ALL NEW WINDOWS TO BE
SITING AS SHOWN TO CORNER
DIMENSIONS.



PROJECT	PLANNING SUBMISSION
CLIENT	THE OVAL PARTNERSHIP
ARCHITECT	ARCHITECT
ENGINEER	ENGINEER
LANDSCAPE	LANDSCAPE
INTERIOR	INTERIOR
EXTERIOR	EXTERIOR
MECHANICAL	MECHANICAL
ELECTRICAL	ELECTRICAL
PLUMBING	PLUMBING
HEATING	HEATING
Cooling	Cooling
Lighting	Lighting
Acoustic	Acoustic
Fire	Fire
Security	Security
Accessibility	Accessibility
Health & Safety	Health & Safety
Environmental	Environmental
Historic	Historic
Archaeology	Archaeology
Geology	Geology
Soil	Soil
Water	Water
Waste	Waste
Transport	Transport
Infrastructure	Infrastructure
Utilities	Utilities
Telecommunications	Telecommunications
Energy	Energy
Climate	Climate
Weather	Weather
Wind	Wind
Rain	Rain
Sun	Sun
Temperature	Temperature
Humidity	Humidity
Pressure	Pressure
Altitude	Altitude
Latitude	Latitude
Longitude	Longitude
Time Zone	Time Zone
Language	Language
Currency	Currency
Units	Units
Scale	Scale
Orientation	Orientation
Location	Location
Address	Address
Postcode	Postcode
Country	Country
Region	Region
City	City
Town	Town
Village	Village
Hamlet	Hamlet
Parish	Parish
Ward	Ward
Electoral Ward	Electoral Ward
Local Authority	Local Authority
County	County
Region	Region
Country	Country
World	World

Current Proposal

As the condition of the building in 2015 has not improved under the previous ownership, the proposals within the current applications are the same as proposed under previous planning approvals in 2007 and 2015.

In support of the replacement proposals, attached are images from May 2021, following the purchase of the Mill building by the current owner.

These images show the extend of decay/damage/missing window components and glass, all beyond repair.

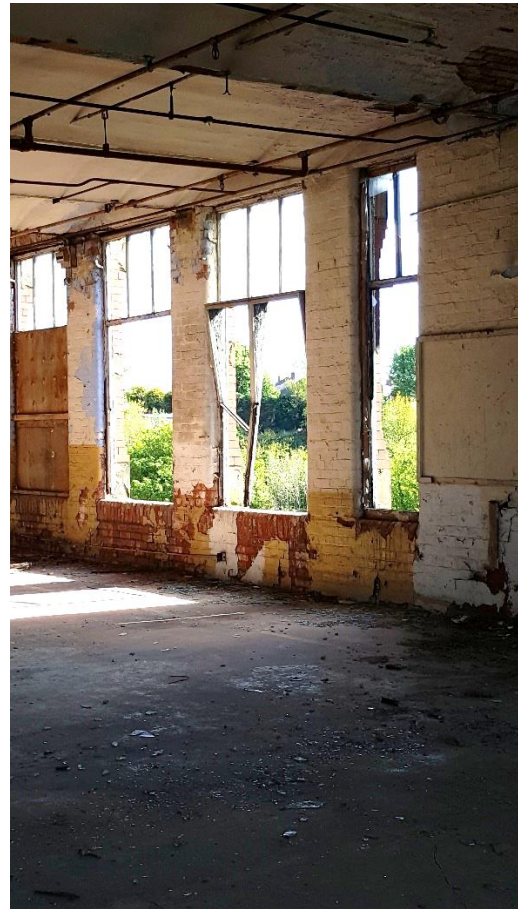
Additionally, due to the change in use, and current building regulations/ environmental issues relating to the change in use, the following design criteria needs to be addressed to bring the building back to viable use, with a safe environment for residential use relating to the window replacement;

- 1) Safety glass to openings lower than 800mm
- 2) Accessible for window cleaning purpose
- 3) Enhanced acoustic performance due to highway noise
- 4) Frame strength against impact
- 5) Thermal upgrading
- 6) Minimal maintenance

The proposed replacement windows as scheduled addresses these performance requirements within a “like for like” appearance.



LOW CILL HEIGHTS/POOR VENTILATION
HIGH LEVEL CONTROLS FOR RESIDENTIAL
USE



WINDOW FRAMES MISSING/
VANDALISED



EXISTING WINDOW MISSING
BEHIND PROTECTION



UNSAFE WINDOW ON MEANS OF
ESCAPE ROUTE



WINDOW COMPONENTS LOST/
GLAZING MISSING GIVING RISE TO
TIMBER DECAY



WINDOW COMPONENTS LOST/
GLAZING MISSING GIVING RISE TO
TIMBER DECAY



INFILLED WINDOW POSITIONS /
WINDOW COMPONENTS LOST



WINDOW DETERIORATION /
MISSING INFILLED