

PROPOSED DEVELOPMENT OF WARWICK MILL AND LONDON HOUSE

MIDDLETON M24 1AZ

DESIGN AND ACCESS STATEMENT

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Design and Access Statement

Development of Warwick Mill and London House, Middleton

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Design And Access Statement Requirements

The requirement for a Design and Access Statement has arisen out of the need to promote better quality and more sustainable design in development.

NPPG states that a Design and Access Statement is a concise report that provides a framework for applications to explain how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users. Design and Access Statements can aid decision making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal. NPPG states that 'The level of detail in a Design and Access Statement should be proportionate to the complexity of the application, but should not be long'.

Planning practice Guidance requires that a Design and Access Statement must:

- (a) Explain the design principles and concepts that have been applied to the proposed development; and
- (b) Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England, The NPPF must be taken into account in planning decisions, and places great emphasis on plans and developments contributing to sustainable development. The NPPF emphasises the importance of design of the built environment and outline good design is an important aspect of sustainable development and should contribute to making places better for people. The NPPF lists qualities that developments should achieve including that it will;

- Function well and add to the overall quality of the area
- Establish a strong sense of place
- Optimise the potential of the site to accommodate development

Proposed Development

The following Design and Access Statement relates to the redevelopment of the site comprising re-purposing of Warwick Mill to residential (Use Class C3) and flexible commercial space (Use Class E) and demolition of existing London House and erection of a new building for a mix of uses comprising residential apartments (Use Class C3) and flexible commercial (Use Class E). Ancillary Ward and soft landscaping creating both public and private open spaces; reuse of existing listed outbuildings for restaurant and bar functions, and rationalisation of and improvements of vehicular accesses onto Oldham Road (A669) and Ashton Lane; vehicular and cycle parking; and associated works and infrastructure.

The Design and Access Statements addresses the issues associated with the Mill standing vacant for a long period, its importance historically in the development of Middleton in the past, and the site's important role as a catalyst in bringing forward the deliverance of the Middleton Town Centre Masterplan.

Additionally, the statement addresses the site constraints in repurposing the site, and the design development and research undertaken to create the new vision for the site, and its future role in the community.



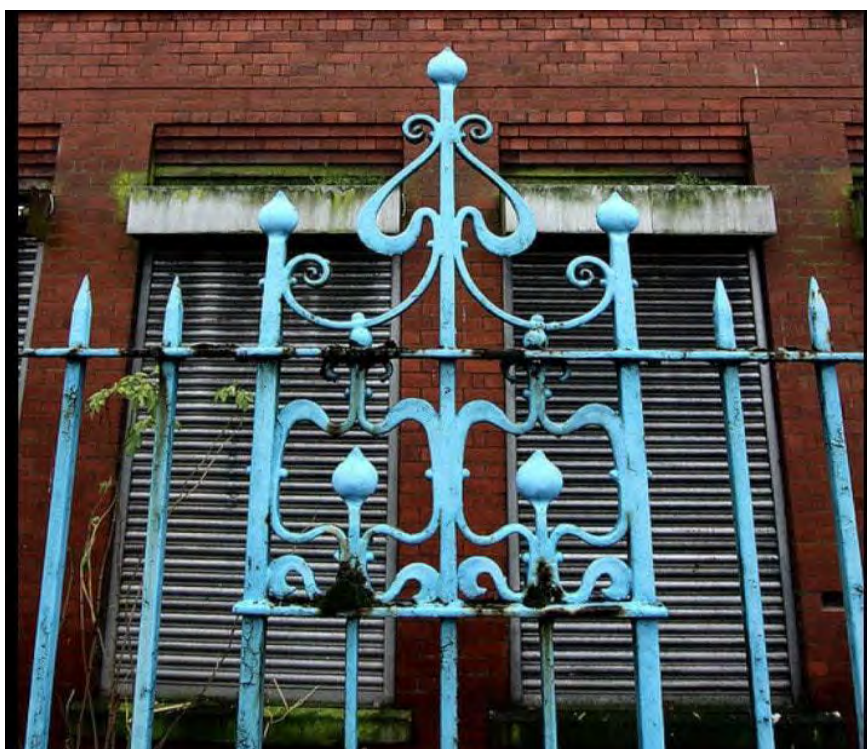
Context

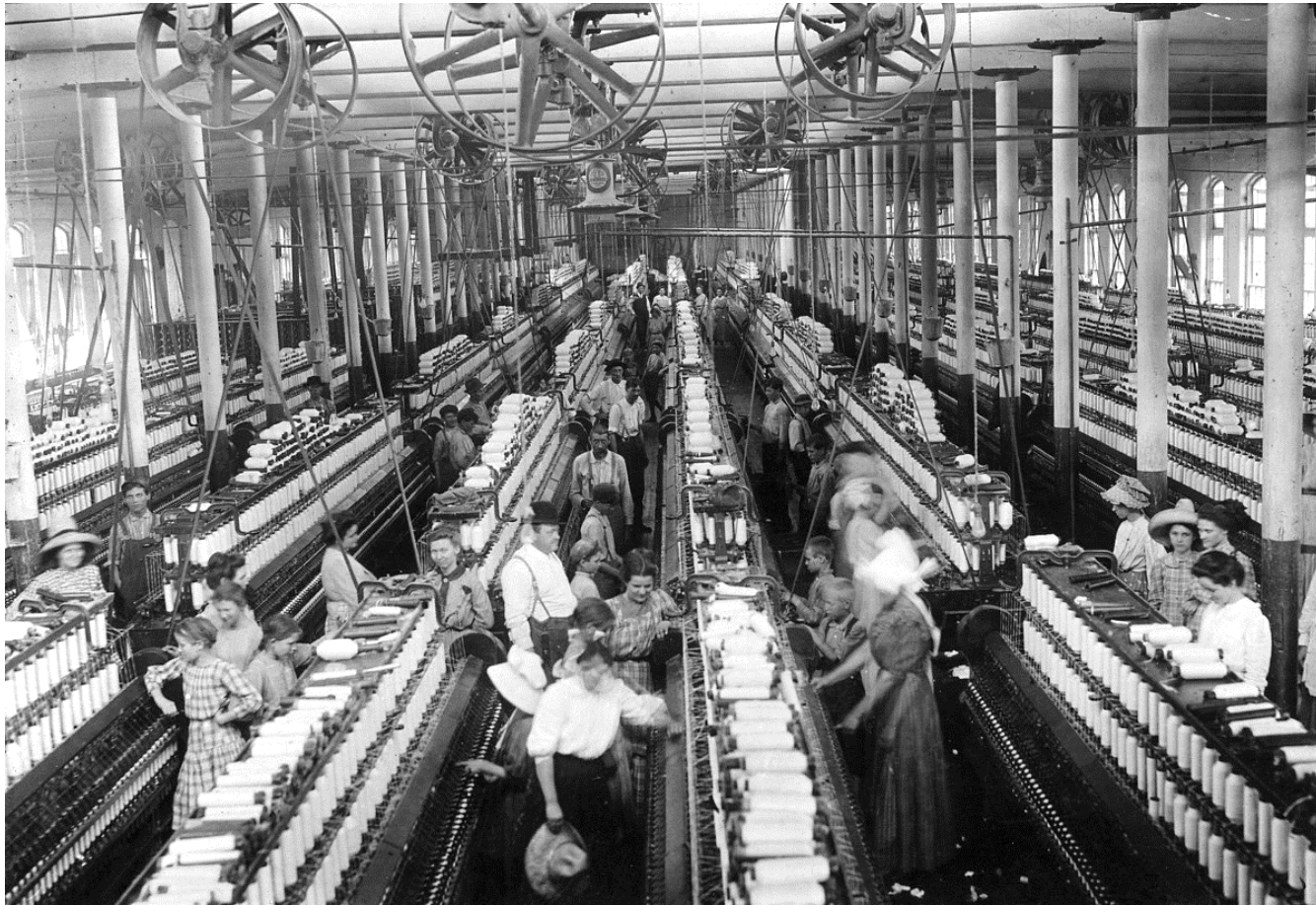
The site is located within the Greater Manchester area in the town of Middleton. The local authority is the Metropolitan Borough of Rochdale. The site is well served by major roads being at the junction of the A664 and the A576 (Oldham Road). The buildings lie on the fringe of Middleton Town Centre, as defined within the adopted UDP and just outside the Townscape Heritage Initiative boundary, but within the Middleton Masterplan Report, 2022.

Warwick Mill is a substantial and well known local landmark that has been largely empty for some time and the Local Authority is keen to see it brought back into sustainable occupation, preferably integrated with and helping to drive future development in Middleton. London House is a six-storey 1960's building of little or no architectural significance, left vacant for many years.

Middleton lies where Wince Brook joins the River Irk, once the site of two other mills, both now disappeared, as have the tightly planned narrow streets of mill workers' housing that occupied the area opposite where there is now a Tesco and a large car park. Industrial scale textile manufacturing was introduced to Middleton during the industrial revolution. Middleton became a centre for silk production in the 18th century, and this developed into a mechanised cotton spinning industry by the mid 19th century and which continued through to the mid 20th century.

Middleton has many architecturally significant buildings including two listed Grade 1. The architect Edgar Wood was born here and completed a number of buildings in the town. His work heavily influenced by both Arts and Crafts and Art Nouveau movements may well in turn have influenced the design of the railings at Warwick mill, with their Art Nouveau motifs.





Existing Buildings

Warwick Mill

The Grade II listed cotton mill was constructed in 1907. Built towards the end of the Victorian era using a by then well established structural methodology of cast iron columns supporting wrought iron or steel beams from which spring brick jack arches to support the intermediate floors, it covers a vast area being approximately 90 metres long by 43 metres deep.

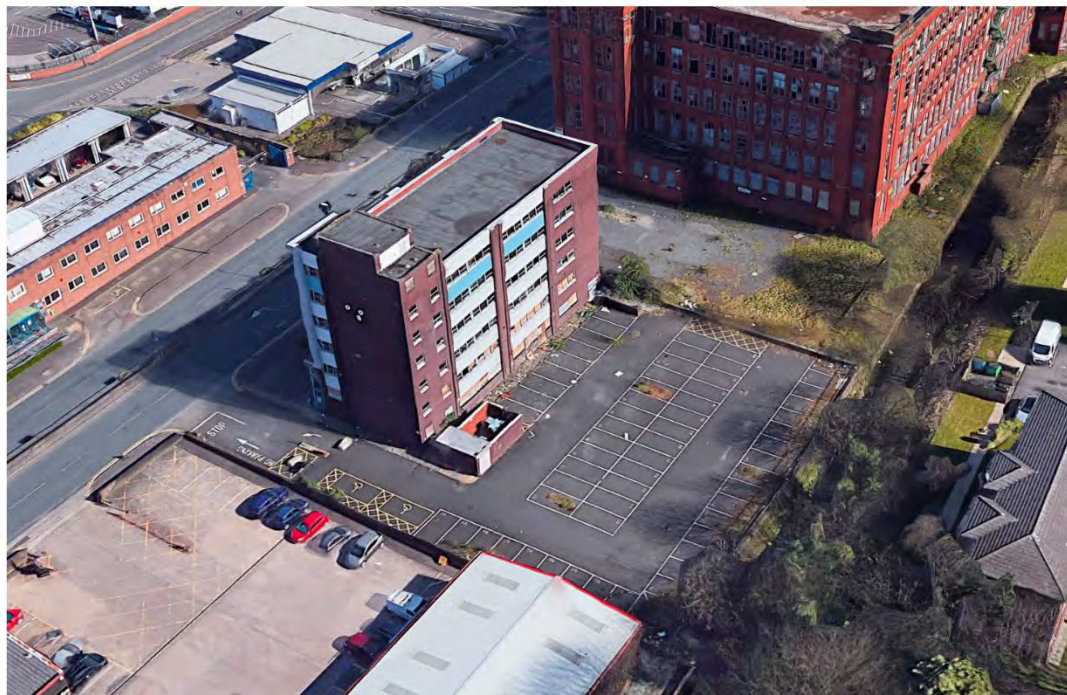
Each of the five main floors consists of open plan machine floors with a 6.5m x 4.5m column grid throughout. The columns become increasingly slender on higher floors and some integrated cast brackets to support the spinning machine drive- shafts. Service lifts and stairs are pushed to the edges of the floor plate.

The external load bearing brick walls are generously fenestrated on all elevation. At the eastern end a small tower over the main stair core establishes a presence for the building with the name Warwick picked out in cream coloured enamel glazed bricks. This tower would have contained water tanks for the original sprinkler system. It is also likely that the roof was designed to collect rainwater as an additional precaution against fire a perennial problem in cotton manufacture and processing.

London House

London House is a 1960s office building of six storeys. There is a large area of vacant land behind the building that is currently used for surface car parking. The London House building is of no townscape value, and its construction is not capable of being converted/extended to meet modern building standards.

It is proposed to demolish London House to provide mixed use accommodation, comprising of residential units, commercial/retail units and main site services for both the Mill and the Loom buildings. The uses are complimentary to those of the Mill conversion.





Setting

Wince Brooks forms the southern boundary to the project site. It is a fast flowing stream, varying considerably with rainfall levels, and providing an attractive setting to the South facing elevation. The land to the South of the Brook rises considerably beyond Millfold Road and so views of the Mill at almost parapet level are possible from just a few 100 yards away.

A group of new dwellings now occupies the opposite Bank of Wince Brook. These are architecturally uninteresting. A footpath alongside the brook beyond the site leads to large and attractive areas of well used green open public open space.

The mill is one of the tallest structures in Middleton, visible from around the town and its future is of great interest to Middleton residents who regard it as a symbol of the significant industrial history of the town. Views from the roof of Warwick Mill reach to the Pennines.

The approach from the east is perhaps most significant as the water tower acts as a marker directly on the Oldham Rd roundabout and makes an attractive grouping with the small Lodge building, that would have contained administrative officers. The north and west elevations are plainer and the overriding impression is of a cliff like monumental presence stripped of all but the most rudimentary decoration.





Site Constraints

Given the size of Warwick Mill it occupies a very constrained site. The building is very close to the busy Oldham Rd to the north and almost equally close to Wince Brook that runs along the southern boundary.

Wince Brook lies within the site boundary for the full extent of the site and the Environment Agency therefore has some jurisdiction over the riverbed banks and existing flood defence wall. The site of London House is currently assessed to be within Flood Risk Zone 3. Warwick Mill stands outside of the Flood Risk Zones.

There is a public sewer running across the western end the London House site with a siphon under the Brook.

There is an electricity sub-station at the rear of London House that previously served the site and some public street lighting in the vicinity. The electricity substation will be replaced and located within the ground floor level of the replacement building.

Low levels of asbestos have been identified in both buildings. Appropriate management surveys have been conducted and Demolition and Refurbishment surveys and subsequent removal will be undertaken once both buildings are prepared for construction.

Incoming traffic noise and pollution levels from Oldham Road will be an issue for the replacement building for London House with the proposed residential use to upper floor levels. It has also been important to have regard to the potential noise impact of the proposed activities on the adjacent receptors, either through time constraints or appropriate attenuation.





Planning Overview

The site is part of the Middleton Town Centre Masterplan and clearly identified as a residential site to meet the regeneration objectives of the town.

Recent planning history includes;

1988 - Use of the 3rd floor of the mill for a sports and leisure centre. (approved)

1997 - Change of use for the building to a factory outlet centre with ancillary food and drink outlets. (approved)

2007 - Change of use for 147 apartments and associated parking. (approved)

2015 – Change of use for showrooms along with ancillary uses. (approved).

In 2009, Millerbrook Properties were in talks with Rochdale Development Agency over a mixed use redevelopment of Warwick Mill, having paid £1.85M for the building to Redrow Housing. The proposal was to include a business centre, residential and retail, however market conditions were challenging at the time.

In respect of the 2015 scheme for the change of use to showrooms/trade centre, a Pre-Application was submitted by G Suite Holdings, and the Planning Authority confirmed support in general for the re-use of Warwick Mill and the redevelopment of London House. It was further stated that the development represented a significant opportunity to provide public access to a high quality development on the edge of Middletown Town Centre.

The proposals by the previous owners did raise comment at Pre-App stage of the concerns over access to retail facilities on the edge of Middleton Town Centre across a major highway, and traffic movement/car parking. However this was addressed in the Full Application/Listed Building Consent. Local employment was also an issue however, the site is outside of the allocated employment use zone.

The 2015 retail scheme was not implemented and the permission expired without any works being carried on the building, raising council's concern over its development and bringing the buildings back into viable re-use for the benefit of the wider community.

Comment

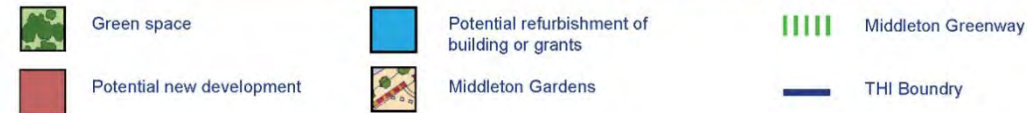
In respect of previous approvals/uses, the economic climate has changed since 2017 with particular reference to specialist retail premises, and such a use is probably no longer viable.

The 1988 part change of use to sports facilities proposal has since been negated by the Sports and Leisure Centre Complex that has been developed since, within close proximity to the site.

An initial feasibility study carried out by the current owners in 2021, indicated that a mixed use scheme, with predominantly residential use, would be the only possible viable use for the buildings and site.

Middleton Town Centre Spatial Masterplan

The key sites for new development, refurbishment of existing properties and improvements to public realm proposed in the Spatial Masterplan are as follows:



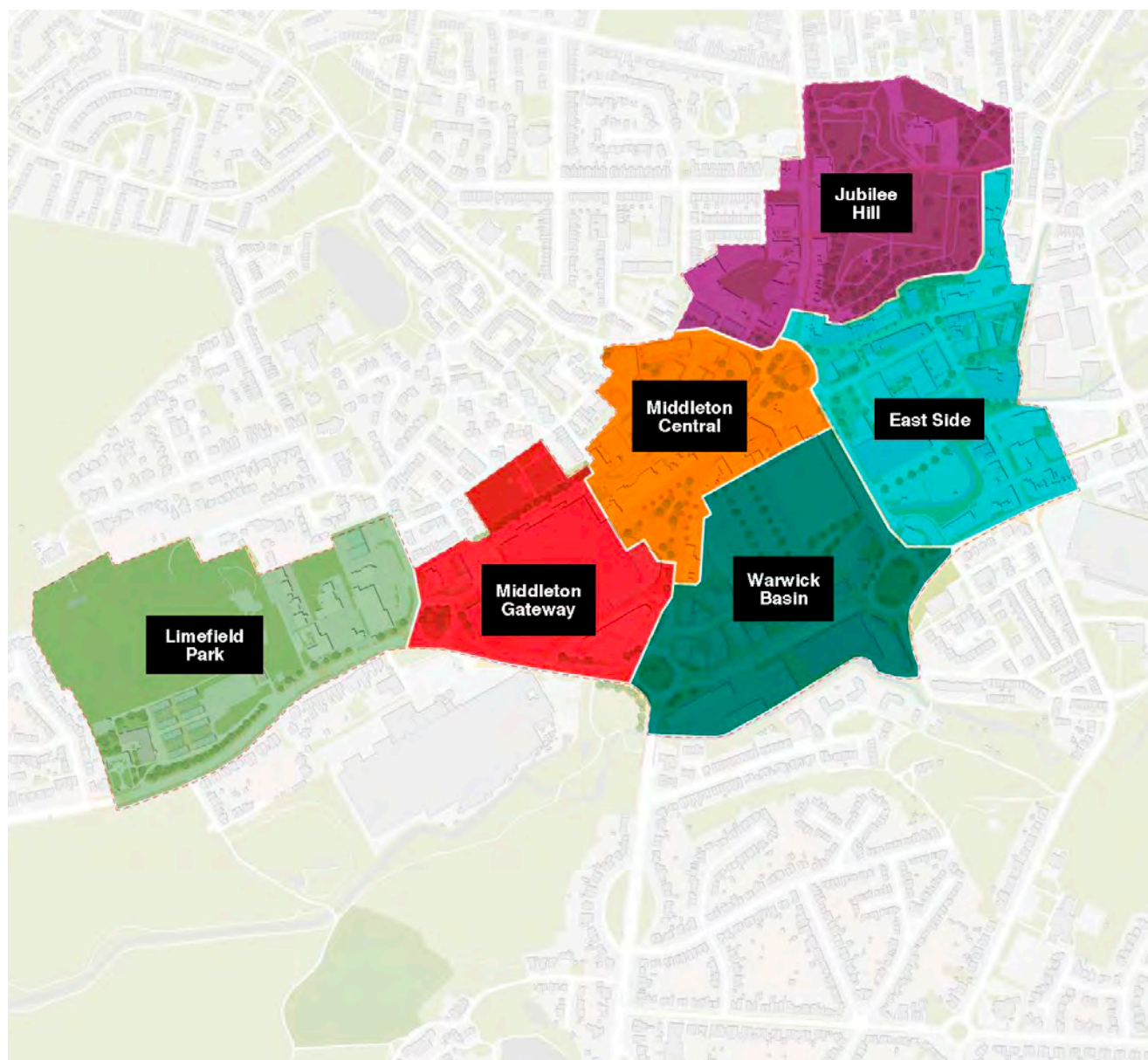
- 1. Aldi Store:** planning permission has been granted for a supermarket and retail unit on this former industrial site with improved pedestrian links to the shopping area.
- 2. Shopping Centre:** opportunities for refurbishment, extension and/or introduction of new leisure uses.
- 3. Shopping Centre Rear:** this site offers the potential to be developed for a range of uses, including retail, restaurant, leisure and long-stay parking. Limetrees Road could be realigned to join with the Middleton Way roundabout.
- 4. Colmar House/Suffield House:** possible refurbishment to provide new high quality retail and office space and an improved entrance to the shopping centre in the long term.
- 5. 33 – 47 Manchester New Road and Post Office:** long term aspiration for new high quality retail and office development. The Post Office would be relocated within the town centre and remaining shop units refurbished, including the important Edgar Wood buildings.
- 6. Middleton Gardens:** this important space is the heart of Middleton Town Centre and the home of the Market. A high quality public realm enhancement with new surfacing, new planting and comfortable seating will enhance the Gardens and complement the setting for the Market. Linkages and pedestrian desire lines between the Shopping Centre, Market and Tesco should be enhanced. Market layout to be optimised and facilities provided. Car parking and disabled access to be reviewed.
- 7. Fountain Street:** potential for a new retail and office development. This could bring new retail and food and drink uses to the street and the town centre. Street surfacing and landscaping on Long Street alongside the development should tie in with Middleton Gardens. Some retention of historic facades is desirable.
- 8. Warwick Mill:** there is an extant planning permission for refurbishment and conversion of this prominent listed mill building into residential apartments but mixed use development is also possible.
- 9. Factory Street:** Potential development opportunity.

- 10. Wood Street / Long Street:** traffic management including creating a one-way system, widening the footpath and signalling the pedestrian crossing. Public realm improvements to tie in with Middleton Gardens.
- 11. Middleton Greenway:** a green pedestrian / cycle route will be established to form a permeable thoroughfare linking Jubilee Park/Long Street through to Alkington Woods. Traffic management arrangements, landscaping and street furniture along this route will maintain visual and practical access. Coloured surface materials and signage will be used to delineate the route and signpost to attractions eg. conservation areas.
- 12. Assheton Way/Long Street roundabout:** removal of the roundabout, to strengthen pedestrian links between the town centre and the conservation Area. Crossing points on Long Street and Eastway should be enhanced and access to the subway should be improved, particularly for disabled users to improve linkages in the interim. Drainage and lighting of the subway should be also be improved. Landscaping or public art could help to improve the high wall on the corner of Assheton Way/Long Street
- 13. Eastway/Long Street north:** opportunity for new development at this corner site for new employment, retail or office uses or a mixed-use development.

- 14. Retail Exteriors:** encourage private sector investment to improve front and rear of shop units.
- 15. Aldi Site:** potential for mixed-use development once Aldi relocate to Site 1.
- 16. Bedcrest, Old Hall Street:** this is a long term aspiration to redevelop the site for retail, leisure or employment uses and extend the regeneration of the town centre to this eastern area. This will only take place if it is no longer required by the company. The buildings on the south side of market place could be included in any future redevelopment of the site. There are also opportunities to enhance and open up access to the river.



- 17. Market Place and Providence Chapel:** refurbishment of properties on Market Place for the benefit of existing and potential new uses and users. Conversion of the fine historic chapel building for residential or other alternative uses. There is a planning permission for residential including a new building on the adjacent site. The night time economy could be developed in this area.
- 18. Lodge & Brookside Mills:** refurbishment of these former mill buildings to provide a medium to long term opportunity for new residential accommodation, leisure and / or other mixed uses. Opening up access to the river could enhance the attractiveness of this location.
- 19. Long Street North:** undertake public realm works to improve the links between the heart of the town centre and the Conservation Area. Measures to enforce traffic restrictions.
- 20. Old Burial Ground:** environmental improvements to create an attractive green route and leisure space close to the town centre. Opening up the entrances from Long Street will improve links with the town centre. Maximise the views to the town centre and improve the setting and exposure of the Samuel Bamford monument and the Parish Church.
- 21. Edgar Wood Centre:** Recently acquired by the Heritage Trust for the North West to become the headquarters for their subsidiary trust, Greater Manchester Building Preservation Trust and a heritage centre for visitors and the local community. Conservation works and events will be carried out as part of the Townscape Heritage Initiative proposals.
- 22. Middleton Library:** If the library moves into the proposed Joint Service Centre, there is the opportunity to bring a new use to this building. Options are currently being explored.
- 23. Edgar Wood 'Architecture Park':** Middleton's exceptional legacy of Edgar Wood buildings shall be restored to their former glory and linked by the publication of an Edgar Wood Trail.
- 24. The Townscape Heritage Initiative area** is focused along Long Street with its centre at the Long Street Methodist Church and Schools where there is a 'golden cluster' of outstanding listed buildings. The THI area extends northwards along Long Street to a group of important Edgar Wood Buildings on Rochdale Road. It continues South across the traffic island to Middleton Gardens and across to Market Place.
The scheme will create physical and functional linkages between a number of outstanding listed buildings through improvements to the appearance and condition of key heritage assets and the buildings which lie between. It will make improvements to the public realm and create clear, attractive routes between the main heritage assets and into the town centre with improved signage and interpretation.



Middleton Town Centre Masterplan – February 2023

The new Middleton Town Centre Masterplan aims to boost the town by creating new housing and commercial space, improving connectivity across the area and working with the private sector to bring major historic sites like Warwick Mill back into use. – Rochdale Online 08.02.23.

The Masterplan has been endorsed by the Council and will be a material consideration to inform future planning decisions in the town centre. It will also inform future reviews of the Local Plan and funding bids (e.g. levelling up fund)

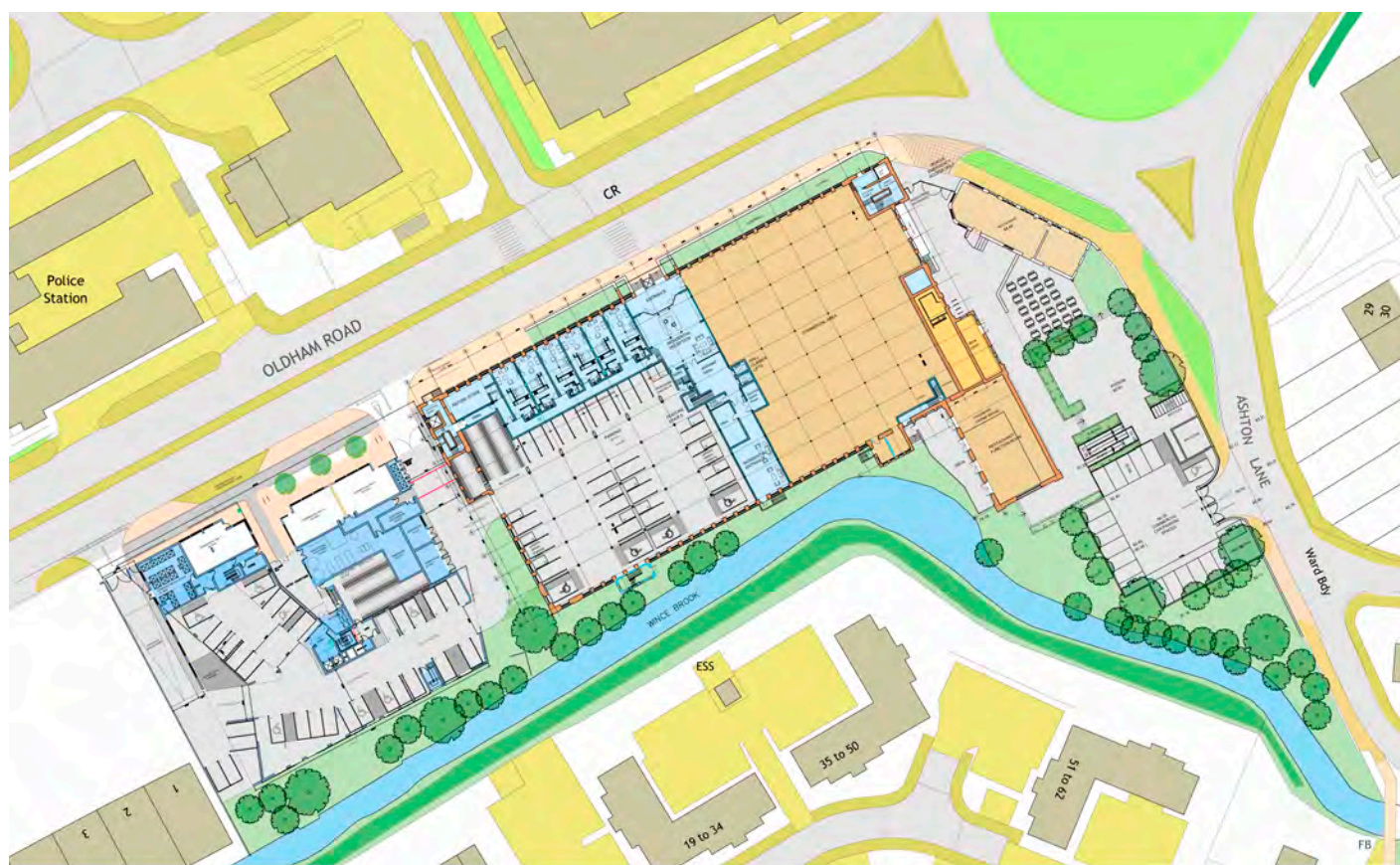
The Executive Summary of Masterplan states that “ the town centre must grow and evolve to realising its potential and capture the economic benefits arising from its potential surrounding growth. This will be met through reinvigoration of its underperforming and under utilised sites and bespoke developments which are sustainable and consistent of local need”.

The Development Framework of the Masterplan describes the key areas of change identifying opportunities to enhance and reanimate parts of the town centre through appropriate interventions and redevelopment.

The development framework proposals the creation of district zones, highlighting the different characters of the town and clustering economic activity of similar uses. The aim is to provide an enriched and diverse experience in Middleton town centre.

Six distinctive areas of change

The areas are characterised by their location, environment and proposed uses, which should be reflected in their development to strengthen their offer. One of six areas of change is Warwick Basin which forms the front door to the town centre and the focus for office, residential and leisure uses.



Townscape and Massing

As previously noted, the huge volume of Warwick Mill is a strong presence in the town even though it sits on the edge of the main centre. It creates an artificial horizon almost geological in its scale and it is felt that the intervention of creating a large entrance portal opening in the North elevation is an appropriately scaled gesture to signal new use and new life the building and its re connection with the town centre. The falling ground both along and across the site provides interesting opportunities, both practical and spatial, to create vista and entrances into the building at different levels, acknowledged by the new creative public use of site around the eastern end of the site area.

Public realm proposals are designed to better link the Mill and linked Engine House with the Lodge structure thus creating an events space and landscaping.

The group of buildings and structures around the Lodge Building create a naturally sheltered, south facing ‘pocket park’ with restaurant and bar facilities with the dramatic tower and east elevation of the Mill as backdrop. Here the intention is to create an attractive outdoor area for visitors, with planting to shield neighbours from noise and visual intrusion, whilst enjoying indoor and outdoor dining and bar facilities.

Additionally, the open space areas around the Lodge Building will be partly a “sculpture park”, through using machinery and other cotton mill historic fittings as pieces of street sculpture to allow interpretation of the historic use of the Mill.

The axis of the new portal connects the town with the Mill. Whilst not part of this proposal, it is understood that Rochdale Planning Department are support of the idea of reinforcing this through upgraded and repositioned crossing over Oldham Road, and even the narrowing of Oldham Road to promote easier pedestrian movement north-south.



Warwick Basin

Acting as the face of Middleton Town Centre for many that visit and pass by, Warwick Basin will make a positive first impression and entice visitors to explore the town centre further through upgrades to existing building stock and new development which is permeable and more welcoming in scale and form.

Central to Warwick Basin is the refurbishment of Warwick Mill (reference 7), an icon in the centre with its re-use providing a talking point for the town. Rejuvenation will provide a destination in the south of the town centre, providing access to the waterside at Wince Brook and forming a gateway for the residents living in the south. The adjacent London House will be brought into the regeneration, delivering a modern mixed use residential property and making a physical and visual connection to the Wince Brook.

Key to the success of Warwick Mill and the areas is an evolution of Oldham Road, and its two roundabouts into a street, rather than highway led environment. This brings slower traffic speeds, space for pedestrians and cyclists as well as greening, making this key corridor a more pleasant space to be and provide a setting more befitting of the majestic Warwick Mill.

Elsewhere in the area refurbishment of the existing office blocks, provides a facelift and opens up new floor space in the town centre, providing a focus for commercial office based activity in a central location. While Tesco's car park offers an improved environment through added planting and pedestrian crossing points.

Key Interventions

Warwick Mill is a visual and emotional anchor for the town which both orientates and provides a connection with Middleton's past.

The redevelopment of the Mill and adjacent London House is of scale which could provide and create a residential quarter on the banks of Wince Brook. By also incorporating new public realm adjacent to the brook, the Mill complex has the potential to also provide a new destination in the town centre, which could be added to through ground floor commercial uses, which could include independent café's, bakeries and bars, animating the area around the Mill, encouraging it to become an integral part of the town centre.



Feasibility Study

Further to the review of the history to the site and previous applications for various uses of Warwick Mill, local knowledge was sought in terms of professional views on the current potential for the site.

Initially, detailed discussions were held with Doug Hann, Director of Planning at WSP's Manchester Offices (formerly Indigo Planning), who has extensive experience in development matters in the Greater Manchester area. Doug Hann has guided through several schemes involving reuse of old mills in Rochdale and Manchester.

Initial research indicated there was close to an over supply of residential development in Manchester town centre, and due to the cost of building in the city centre, flats/apartments are not affordable to many.

Middleton has a low unemployment rate (although lesser income type employment). However there is a strong movement to areas such as Middleton, due to easy commute to both Manchester and Rochdale, and closer to parks, leisure facilities etc. Additionally, Buy to Rent (BTR) properties is seeing a rising demand in these areas.

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 1980's. At the same time, Historic England, published a study exploring viable new uses for old mills across the North West. The study supports that the mill buildings can support/accommodate the North West's growth needs in terms of residential accommodation.

On this basis, it was established that a predominantly residential lead scheme should be supported by the Rochdale planning authority, with an element of public access in terms of commercial/retail. This initial review of uses was supported by the Middleton Town Centre Spatial Masterplan, where the Warwick Mill site was referred as being suitable for "residential apartments but mixed use development is also possible".

Due to the growing trend of better access to outdoor spaces (due partly to the result of Covid – at the time of the study and beyond), the development should feature a landscape setting, and roof gardens/terraces for community use.

A full professional team was assembled and a full feasibility study was commenced in 2021 where it was established that the most efficient way of developing the Mill building and adjacent London House site for the proposed uses was to demolish London House and redevelop the site as a more integrated extension of Warwick Mill.

A full review of the ability to accommodate residential units within the Mill was undertaken with detailed structural analysis and established that a mix of residential unit types could be accommodated whilst respecting the structural framework and construction of historic features. This was further explored in terms of privacy, light and natural ventilation to the residential units resulting in creating a large central atrium space throughout the height of the building, exposing the cast iron frames within the building.

This was the catalyst that has allowed the scheme to be progressed through to planning.

Options to add floors to Warwick Mill was also explored, including the addition of residential accommodation. This way explored structurally, and determined that a lightweight additional floor set back from the existing roof parapets to maintain the integrity of the Mill façade, was feasible.



The Brief

The primary use for the proposed development arising from the Feasibility Study is for a residential mixed use scheme, retaining and restoring the Mill building, and replacing London House with a new build development (The Loom)

Design Criteria

- Respect the quality and history of Warwick Mill building
- Respect the town centre gateway of the site's location
- Minimise alterations to the Mill building façade, whilst creating an environment compliant with current regulations
- Restore the existing facades of the Mill
- Maintain the existing cast iron frame, load bearing brick facades and expose these elements where possible internally
- Create a mix of apartments relevant to the locality and demographics and employment status of future residents to the area.
- Apartments to comply with NDSS standards on room sizes
- Maximise daylight to the apartments within the Mill Building due to deep plan existing building form
- Provide two forms of building (old and new) that contrast but compliment
- Create a sustainable environment throughout the total development
- Respect the biodiversity of the site, particularly to the Wince Brook frontage
- Compliance with relevant local and national development plans
- Support the recommendations of the Middleton Town Centre Spatial Masterplan
- Create a mixed use development, of residential, commercial and leisure spaces
- Improve and provide public access to the site
- Consider traffic movement associated with the scheme
- Restore and reuse existing secondary buildings for bars and restaurants use.
- Provide publicly accessible outdoor areas linked to the Wince Brook
- Create residential landscaped areas for all ages at various locations throughout the development
- Create direct interaction with the main town centre by inclusions of bars/restaurants/ function areas
- Compliment town centre activities, and not compete
- Create a viable scheme

Building Massing/Design Development

Following the initial Feasibility Study where the principles of the uses and development were established, the massing and viability of the proposed buildings were considered in detail through a number of concept designs, particularly relating to the Loom Building.

The Mill Building had a defined façade of historic significance and extensions could only be considered at roof level.

To review possibilities of additional floors to Warwick Mill, detailed research was carried on previous mill conversions, with particular reference to the Cushman and Wakefield report “Engines of Prosperity: New uses for old Mills – North West” in 2017 for Historic England. This report carried out a number of studies of mill conversions in the North West, with the reuse case studies illustrated that mills offer quality spaces that attract commercial, residential and leisure occupiers, heading to successful business investments.

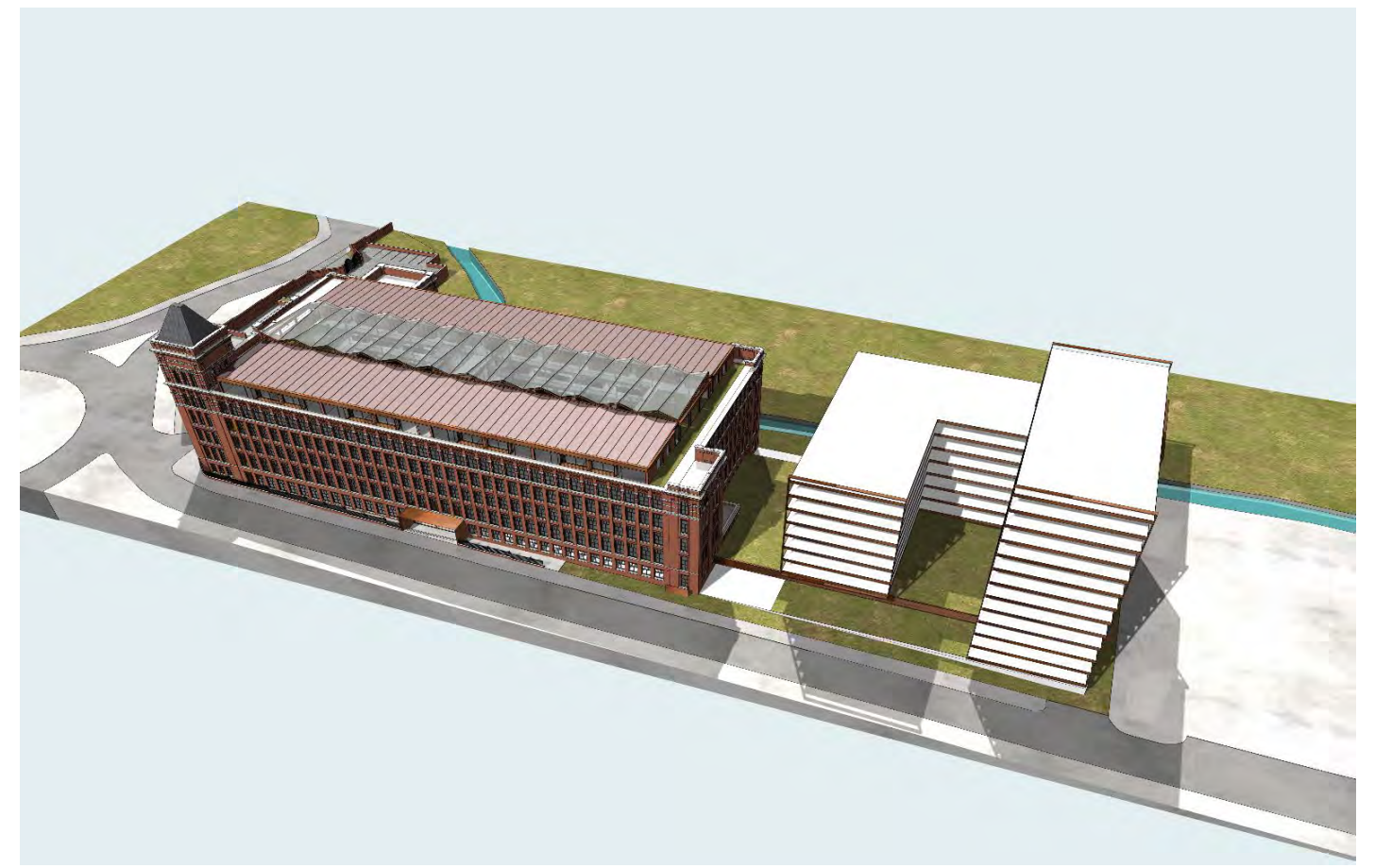
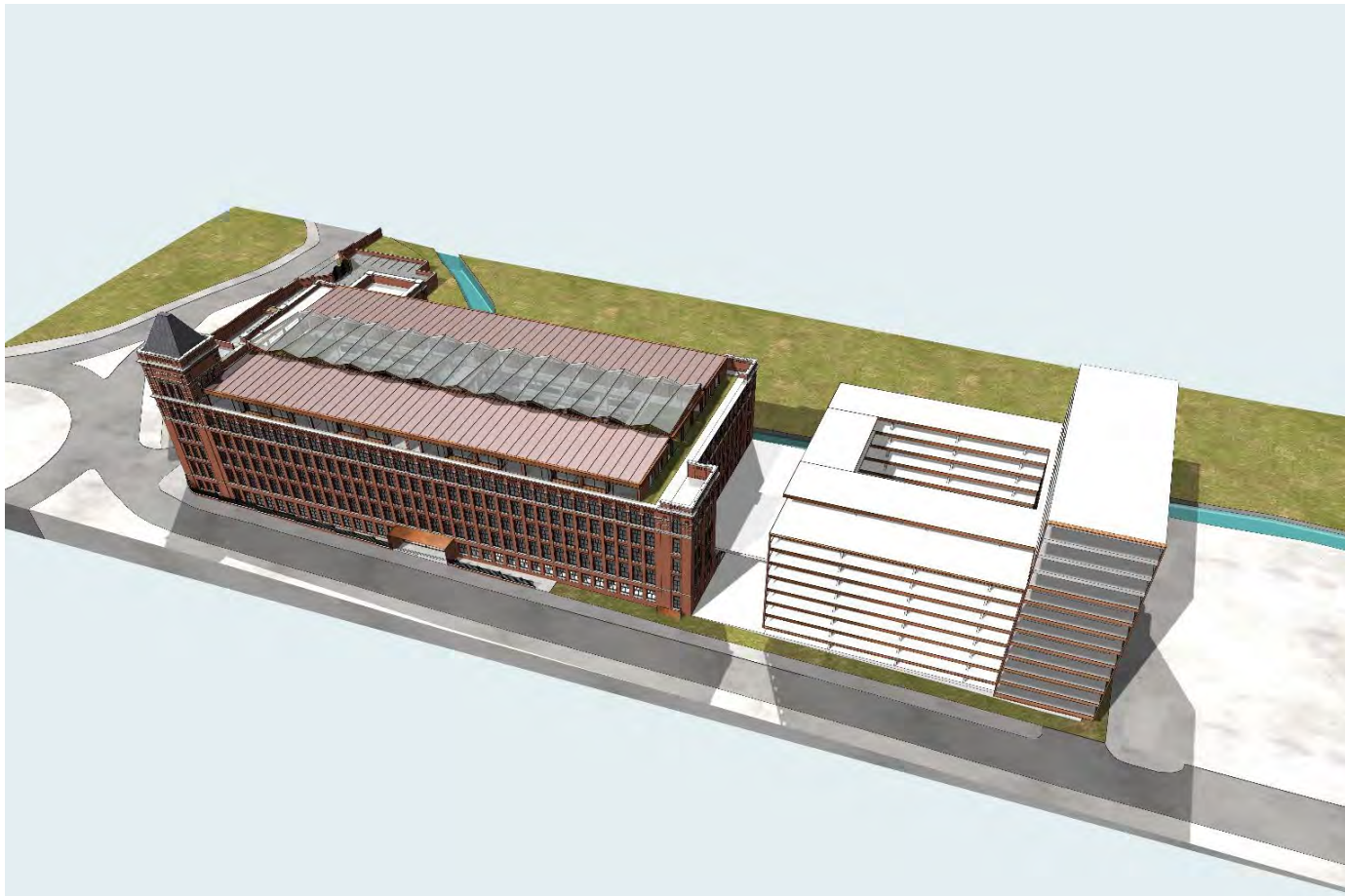
As a number of the larger mills in the study were flat roofed, offering opportunities for roof extensions. Studies were then carried out on the structure of Warwick Mill to evaluate as to whether additional floor or floors could be supported. Due to the intention to remove the central area of the Mill, the lessening of the imposed loads on the cast iron/steel structure, a single floor extension could be accommodated, set back from the main facades.

As mill buildings are often on larger site area plots, opportunities arise to create further new build development to assist in the viability of development. Oldham Council in 2021 produced a report “Oldham Mill Strategy”. The report recognises that mills often lie in weaker market areas and that viability presents a key challenge in terms of the successful regeneration of such sites.

Initial viability studies indicated that the new build element of the site’s regeneration, would require a residential quantum of 150 apartments. This formed the basis on which the design development could progress.

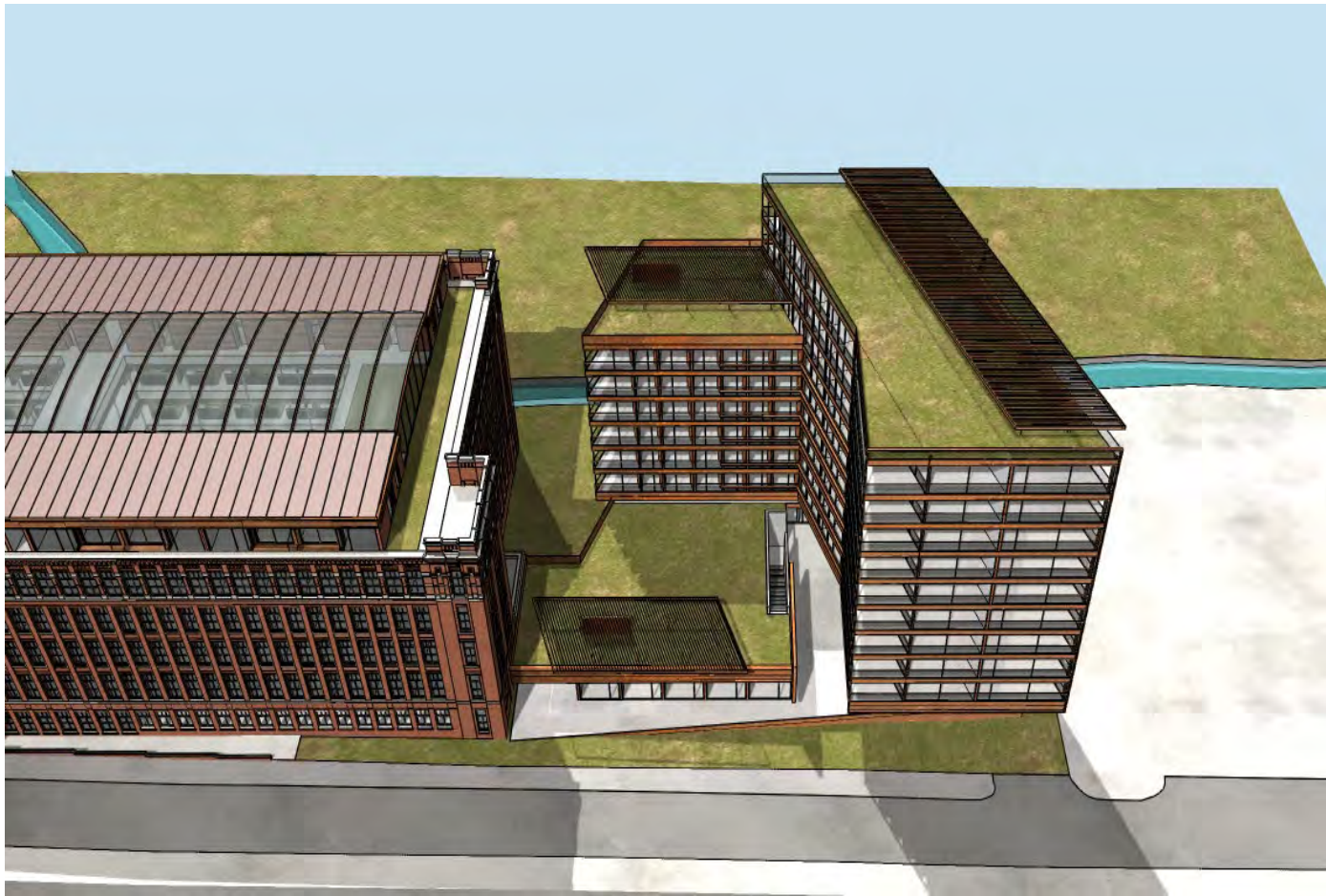
The design development was progressed with close consultation with officers of Rochdale Council. This series of studies is listed with general comments as to their design acceptability;

Initial Concept 1 -	A similar plan form to the Mill with an internal courtyard and end façade taller to reflect the Mill tower at the opposite end of the site. Comment: Daylight levels restricted within the internal lightwell and restricts view of the Mill’s return elevation.,
Developed Concept 2 -	Creating a ‘U’ shaped plan form to allow increased daylighting levels to apartments and partly set back from the Mill. Comment: Whilst an improvement in terms of the exposure of the Mill, was still as significant bulk in terms of streetscape.
Developed Concept 3 -	Creation of a podium deck for resident’s use, greatly improved natural light to all apartments, full exposure of the Mill’s return elevation, and angled away from side boundary to give greater seperation. Comment: Significant improvement in terms of streetscape, natural daylighting of apartments, and improved civic spaces.
Final Concept -	Refinement of Concept 3



INITIAL CONCEPT 1

DEVELOPED CONCEPT 2



DEVELOPED CONCEPT 3

FINAL CONCEPT

News

Plans drawn up for historic Middleton mill



Ambitious plans to refurbish Grade-II listed Warwick Mill to create new homes and breathe life into an important building and part of Middleton's history have been drawn up.

Warwick Mill has recently changed ownership and the new owners, Kam Lei Fong (UK) Ltd, have been working with Rochdale Borough Council over the last nine months to develop proposals to redevelop the site.

The plans will form the cornerstone of a new masterplan for Middleton town centre focusing on delivering new homes, business space, highway and environmental improvements, new walking and cycle routes to pave the way for the planned extension of the Metrolink into Middleton Town Centre.

After years of lobbying to create a new line to the town, the plan to link Middleton with Greater Manchester's Metrolink system was included in the GM Transport Strategy 2040. The GM Mayor requested Transport for Greater Manchester accelerate its plans to bring trams to Middleton as part of the regeneration of the town.

Leader of Rochdale Borough Council, Councillor Neil Emmott, said: "This marks a key moment in the masterplan for Middleton. It's an announcement of more development into the area to further strengthen Middleton's offer and complement the new jobs and public transport connections we want to deliver around the Northern Gateway. We've been steadfast in our commitment to investing in Middleton and ensuring it has development opportunities and it's great to see that businesses are on board with us to achieve this.

"We also see that Middleton is playing a key role in wider plans for the north of Greater Manchester with the Mayoral Development Zone, Atom Valley, and that is a testament to the area's strength and opportunity. Plans for the mill and the wider town centre redevelopment are going to be great additions to what had already been invested in Middleton."

Consultation

Kam Lei Fong Ltd design team has been working closely with Rochdale Council, Local Councillors and Historic England and the local community to develop the plans, to create a scheme that sympathetically restores the Mill and delivers a new development to achieve a viable scheme.

The scheme forms the cornerstone of a new masterplan for Middleton Town Centre focusing on delivering new homes, business space, highway and environmental improvements. The Grade II listed Warwick Mill refurbishment and conversion will create new homes and breathe life into an important building and part of Middleton's history. The adjacent external areas within the site are to be opened up for commercial, food and drink uses, with new publicly accessible open spaces. The plans also see the demolition of the derelict London House to bring forward a new residential development, integrated with the Mill, creating a high quality environment for residents and public to socialise.

The Middleton Town Centre Spatial Masterplan identifies key sites for new development, refurbishment of existing properties and improvements to public realm. Warwick Mill site (reference 8) forms an integral part of this plan, adjacent to the town centre, contributing to the heritage of Middleton.

Published Statements of Support by Councillors and Studies on the evolving scheme include;

"Warwick Mill is an iconic landmark in Middleton and its good to see that whilst history and heritage is being restored and celebrated, that it also plays a key role in Middleton's vibrant future development". Councillor June West, chair of Middleton Township Committee – North West Race 28.03.22.

"A key moment in the masterplan for Middleton. It is an announcement of more development into the area to further strengthen Middleton's offer and complement the new job and public transport connections we want to deliver around the Northern Gateway. Rochdale Councillor Neil Emmett – North West Place 28.03.22

"Rejuvenation of Warwick Mill has the capacity to create a new destination and drive further confident in the town – Middleton Town Centre Masterplan – February 2023.

Use, Amount and Residential Standards

The proposed development is a residential led mixed use scheme providing a range of uses on site to service both the requirements for housing and commercial/employment opportunities within Middleton.

The site provides opportunities for diverse range of apartments, including studio, one and two bed apartments, in two different building styles, with both offering a range of communal areas in which to meet and relax. The buildings, are interlinked to further enhance the community spirit.

All apartments comply with the “Technical Housing Standards – Nationally Space Standard” in terms of minimum gross internal floor areas and storage, and in most cases, exceed these standards. Full tables of unit sizes, mix, and the total units are included in this Statement.

The opportunities provided by the site and the proposed redevelopment, include commercial, retail, F&B, and functions.

A large scale commercial use is provided within the Mill building, which can be subdivided, with possible uses relating to CoWorking workspaces, gymnasium and fitness.

Use of original buildings not within the main Mill building, being the Engine Room and Lodge provide facilities for café, restaurant and bar uses, with the Engine Room of a scale to cater for large scale functions and exhibitions. All of these facilities are linked to outdoor terraces.

Within the Loom Building, three separate retail units have been created, with the opportunity to combine two of the units into a larger single unit. It is anticipated that one unit would be of small supermarket type use servicing the needs of the residents of the total development on a daily basis. Other uses of the units could include professional suites.

Full tables of unit sizes, and type are included in this statement. Additionally, areas of shared and open space areas are included, associated with residential communal areas and public open spaces.

Commercial and Recreational Uses

Elements of the Warwick Mill and its site area provides opportunities to create commercial and recreational facilities utilising in part, historic elements within the site.

The Lodge Building is a freestanding building immediately adjacent to the site entrance off the roundabout. This placement provides good public access to this disused part of the overall site having fallen into disuse in 2016. The building is single storey and accessed off a large forecourt and leads onto newly created terraced areas to the south.

The Lodge Building is ideally suited to a café/restaurant facility with outdoor dining area, and landscaped terraces adjacent for functions and informal eating. It is proposed that the entrance forecourt forms part of a “sculpture park” utilising fittings from the Mill, for interpretation of its historic original use.

The vast Engine Room building to the rear of the main Mill building has an enormous volume, and it is proposed to partly infill this volume with a mezzanine floor. New doors at ground floor level provides direct access to a deck area overlooking the brook.

The Engine Room will house a restaurant/function room, capable of accommodating wedding receptions, exhibitions, and conferences.

Within the main Mill building is an open commercial space of 1,420.00 square metres, with generous ceiling heights and exposed original structure. This space is subdividable and has its own dedicated entrance off Oldham Road. The proposed use of the commercial area would be for co-working workspaces, which could be partly used for resident’s of the development to avoid commuter travel to Rochdale and Manchester.

Additionally, the area could be split between co-worker workspaces, and a facility such as a commercial gym/fitness studio. Both facilities are easily accessed from within the site or town centre, and not reliant on transport.

Within the Loom development, there are three commercial units, two of which can be combined to create a larger unit. It is proposed that these units will be retail use, with at least one being a supermarket type use, particularly serving the residents of the Loom/Mill. These units could also be professional consultancy offices.



Existing Historic Features

Engine Room

The Engine Room is a dramatic triple-height volume with an almost church like presence. There is no remaining machinery here and much of the decorative glazed ceramic wall tiling is missing or damaged. The proposal is to leave the space 'as found' as far as is reasonably possible. A new partial mezzanine will be inserted to allow to create a new public restaurant/function room facility that allows the grandeur of the Engine Room to be experienced by the general public. New openings at ground floor level in the long elevations will establish connections and views along the Brook opening onto an outdoor deck for dining, as an extension to the restaurant within the Engine Room.

The eastern external elevation, which consists of rough brickwork where the former boiler room has been removed, will be refaced in red brick slips to match existing brickwork.

Rope Race

The Rope Race contains many of the original flywheels and access gantries where the power from the Engine was transferred to the drive shafts running the length of the machine floors. The metal work will be cleaned and protected, the wall tiling cleaned and space carefully lit. Existing openings from the machine floors would be retained and glazed to provide views into the space. Permanent interpretation panels will be installed to explain the working of the machinery and the history, ecology and economy of the international cotton trade, of which Middelton was once a substantial part.





Interventions into the Listed Building fabric (Warwick Mill)

The proposed new use requires a fairly limited number of specific interventions into the Listed fabric. Our approach is one of making the minimum possible number of adjustments to the building to enable the new use to operate comfortably and safely.

The proposed external interventions have been kept to a minimum in order to fully appreciate the sheer mass of the Mill. However, there is recognition that the current access is not suitable and therefore a new main entrance is proposed which mirrors the creation of an internal atrium area.

New Entrance

A new main entrance will involve the removal of 2 structural bays/windows to the lower ground floor. The entrance will be glazed with metal clad canopy, projecting from the outer face and will add additional light to the Mill. The new entrance will front Oldham Road on the north elevation with new storey height doors to the south elevation overlooking the Brook. A further new entrance will be created in the west elevation leading directly to the lower ground floor level to provide vehicular access.

Windows

It is proposed to replace all the windows with aluminium thermally broken to match the pattern and appearance of the existing windows and with a bottom hung inward opening top-light to facilitate the cross-ventilation on upper floors and access for cleaning.

Roof

Interventions at roof level are focused on the creation of a new rooftop apartments set behind the existing parapet. The main atrium area will be a glazed roof area providing natural ventilation to the internal area of the building. This roof feature will generally be hidden from view by the surrounding apartments.

Some external floodlighting of the Warwick Mill tower to reveal the surface modelling and picking out the building name 'Warwick' will be installed at the roof level of the Mill building and on the roof of the lodge. Recessed overhead lighting within entry portals will highlight pavement thresholds.

The tower will be refurbished and the slate roofing renewed, with the telecommunication equipment removed (subject to lease agreements).



External Walls

The existing Accrington brick is generally in very good condition. The intention is to clean the facades only very lightly, concentrating mainly on the stone cills, re-pointing only where essential re setting coping stones at roof level. Additionally, local repairs/maintenance and the limited new structures to main facades, will take place on a like for like basis as shown on the application drawings. This, plus the renewal of the windows and new external landscaping and features will freshen the appearance of the building and signal its new occupation and regain the importance of the building within the Middletown Townscape.



External Metal Fire Escape

The later addition external metal fire escape to the south elevation will be removed to fully expose the original façade. The existing window openings and brick detailing will be reinstated back to the original design.



Design Concept – Overall Site Area

When undertaking the regeneration of historic mills, a number of challenges are faced. Whilst mills can offer flexibility for a wide range of uses, including residential and commercial, however some mills are located in areas of weak occupier demand and restricts viability.

Additionally, some mills have been disused for a prolonged period of time, as is the case with Warwick Mill. However, the distinctiveness that heritage can bring to a scheme may not be deterred by poor condition, but can depend on affordability.

Contemporary interventions at listed mill sites can be delivered successfully, even as part of the mill building itself, as well as within the surrounding site area.

Residential Schemes, particularly in large plan mills, will require the introduction of additional vertical circulation, possibly resulting in loss of fabric.

Within high density residential schemes it is desirable to create communal open space, which is the case at Warwick Mill. The Mill can play a positive role in forcing local community identity, providing inspiring places in which people can live, work and relax. This is the basis on which the scheme has evolved.

The Warwick Mill building forms the focus of the development and has been designed to not only provide appropriate residential accommodation, but the catalyst for other support functions, utilising in part existing out buildings and vast redundant machine rooms.

The upper floors of Warwick Mill building are given over to residential accommodation centred around a vast atrium, bringing natural light throughout the building. A new vertical circulation core/bridge is added to the existing routes to provide adequate means of escape and lifts. The lower ground floor, which is partially below ground level at the eastern end of the site and wholly above the ground at the western end, accommodates part commercial and entertainment uses linked into the surrounding public realm, as well as public access to the historic rope race vertical shaft area.

The independent single storey Lodge building at the eastern end of the site alongside the roundabout will become part of the F&B offer, similar to a 'gastro pub', restaurant or café. The land between the Lodge and the Mill, which falls considerably towards the brook, will be landscaped to provide an attractive terraced sitting out area with a series of ramps and planted retaining walls connecting to a new space for outdoor events. There is also provision for additional visitor parking around a reconfigured vehicle entrance at the south-eastern tip of the site.

The restaurant and function space in the Engine Room will have new openings created to open up views and access through to the waterside decked area. This will allow a free flow of visitors in finer weather and maximum public access to view the Engine Room and the Rope Race, which could be opened up to view from the Engine Room as it would have been its original configuration.

The riverside walk will be established behind the Mill adjacent to the Wince Brook, with a natural habitat.

The new Loom Building (London House) has been designed in contrast to the Mill and set back to allow full view of the Mill building envelope from main view points. The loom building will provide further retail facilities servicing the town community and residents of both buildings. Outdoor spaces have been created to the building frontage at ground and first floor level, with street planting and terrace planting to bring a softness to the site boundary and beyond.



Design Concept – Warwick Mill

The Mill's with deep floor plates required innovative design solutions in order to ensure the availability of natural light and ventilation to all rooms.

Existing floor to ceiling heights are generous producing high volume units but not allowing for the introduction of mezzanine floors. The existing fenestration pattern results in high cills and large windows.

The design proposed respects and retains the historic layout of the Mill with open floor plates to common and circulation areas as far as possible, allowing former work spaces to continue to be understood and valued.

The existing main internal floor space with columns will remain on all levels of the Mill to create the new apartments. The large open former spinning halls structure will be retained and strengthened through non-destructive structural methods improved fire and acoustic performance to be created between floors. The floor plates will be partitioned to form individual tenancies through the introduction of new stud partitions fixed to the floor off set from the retained columns, respecting the original bay spacing. The general arrangements of the new apartment spaces will be maintained on all floor levels. Floor layouts will provide a mixture of one and two bed apartments, and some studio accommodation.

A major internal intervention is the creation of a central atrium that will facilitate improved access to all the floors via elevators, and penetrating light, terminating with a new glazed roof atrium. The creation of the atrium is deemed necessary for the new use of the mill. The central atrium will run from the upper ground floor providing access to each residential floor level, and to the proposed roof top glazed ventilated structure and new roof top apartments. The atrium will link the proposed new residential floors throughout the Mill. All apartments have been designed with small private patio terraces off the main circulation routes open to the atrium. There placement will encourage interaction between residents.

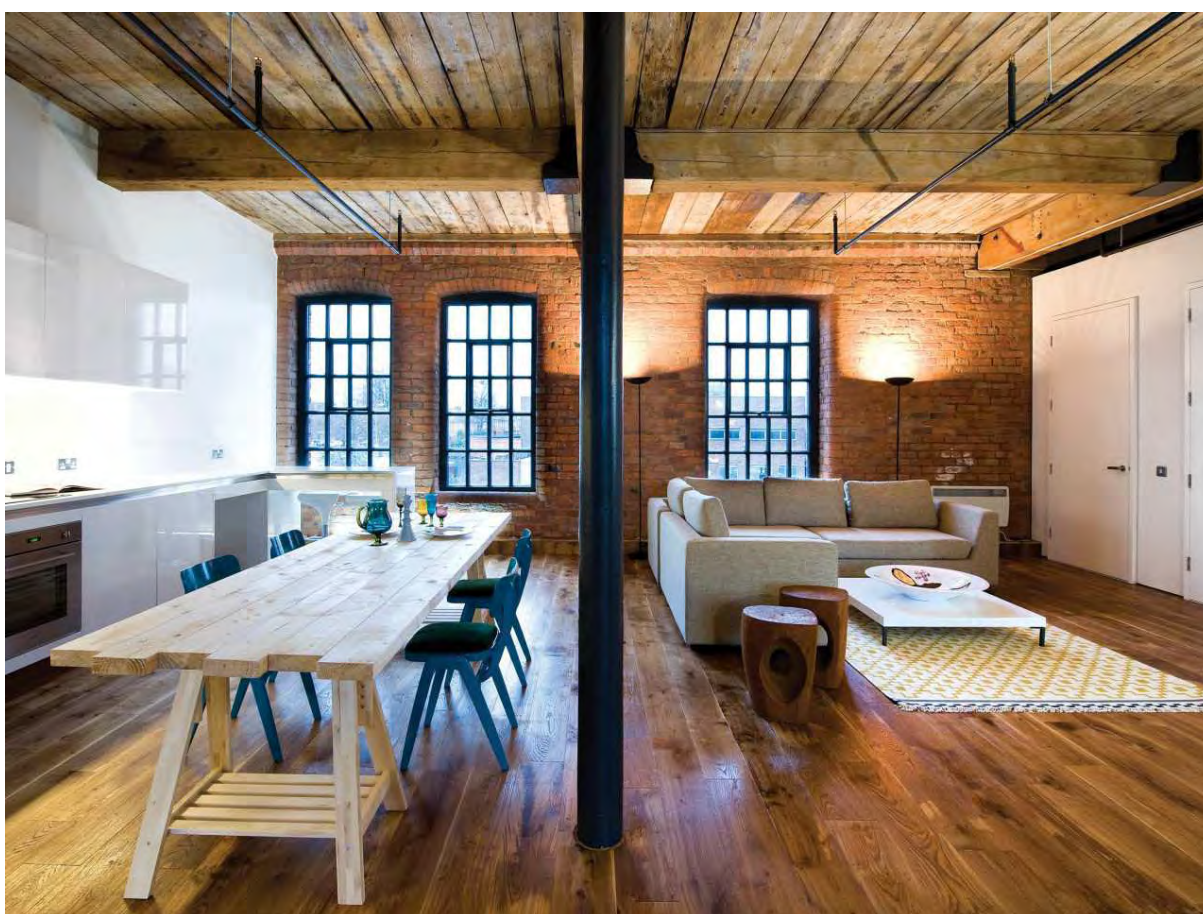
The Engine House will be utilised as a restaurant and events space and a part mezzanine floor inserted to accommodate this new function. Existing openings will be reused with new windows and doors inserted.

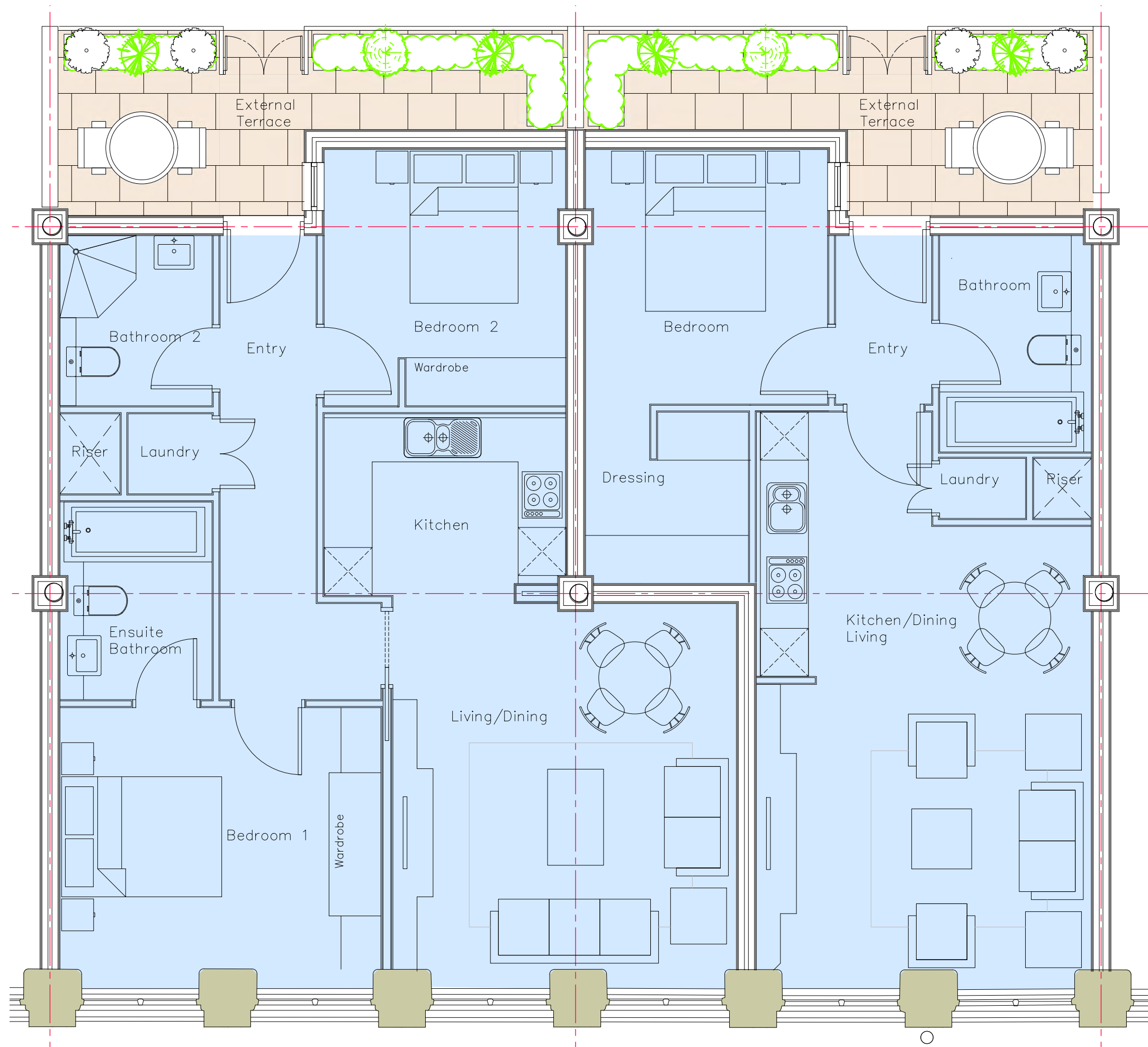
At roof level, new penthouse apartments have been included, set back from the building façade, creating external balcony areas. This approach is to assist in viability, whilst providing a further set of apartment types. Communal gardens at roof level have also been included.

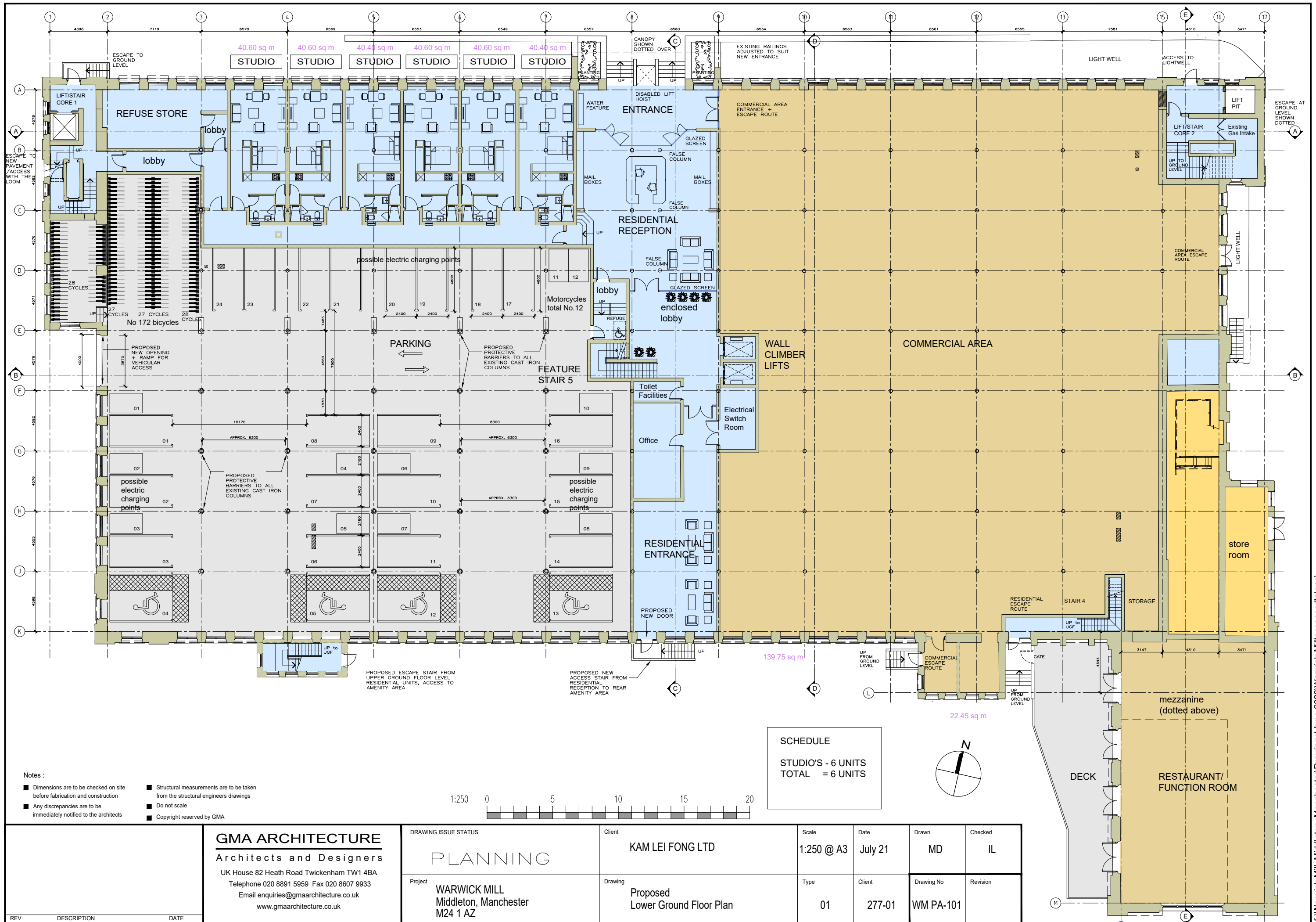
At the base of the atrium, a full landscaped leisure area has been designed for residents use, with a variety of planters and trees creating private spaces. The exposed cast iron columns and frame structure will be fully visible throughout the atrium, with perimeter planting at all levels around the circulation areas overlooking the atrium.

The Rope Race will remain as a key feature to the original workings of the Mill, and will be cleaned, repaired where required. It will feature an improved viewing area of the historic features.

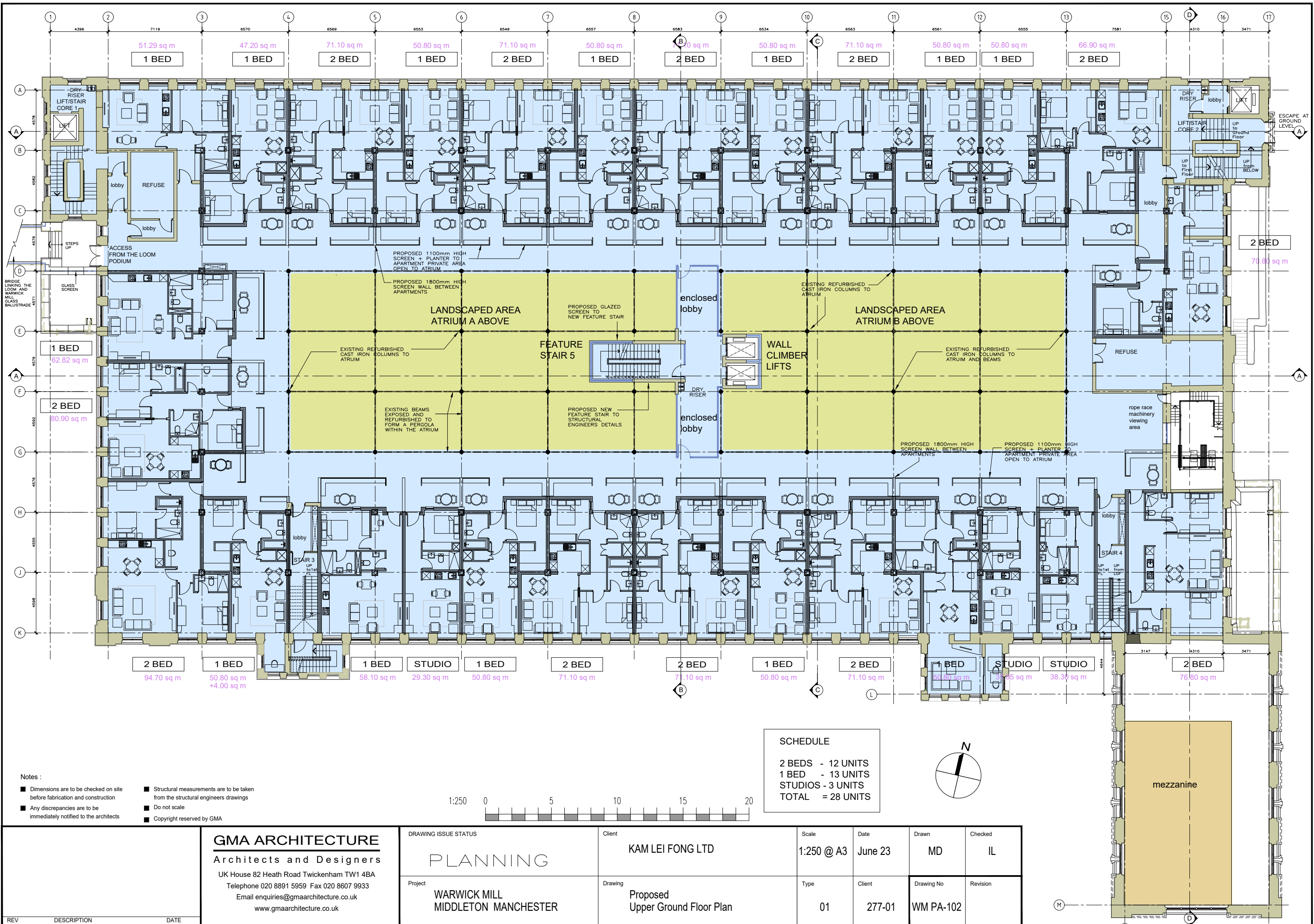
The lower ground floor provides the main entrance to the residential floors over, and the commercial zone adjacent to the east side of the building. To the west side, areas are created for car and cycle parking, general servicing for the building, and a small amount of residential accommodation. The main entrance continues through the building with direct views and access to the Wince Brook.







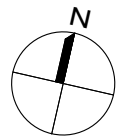
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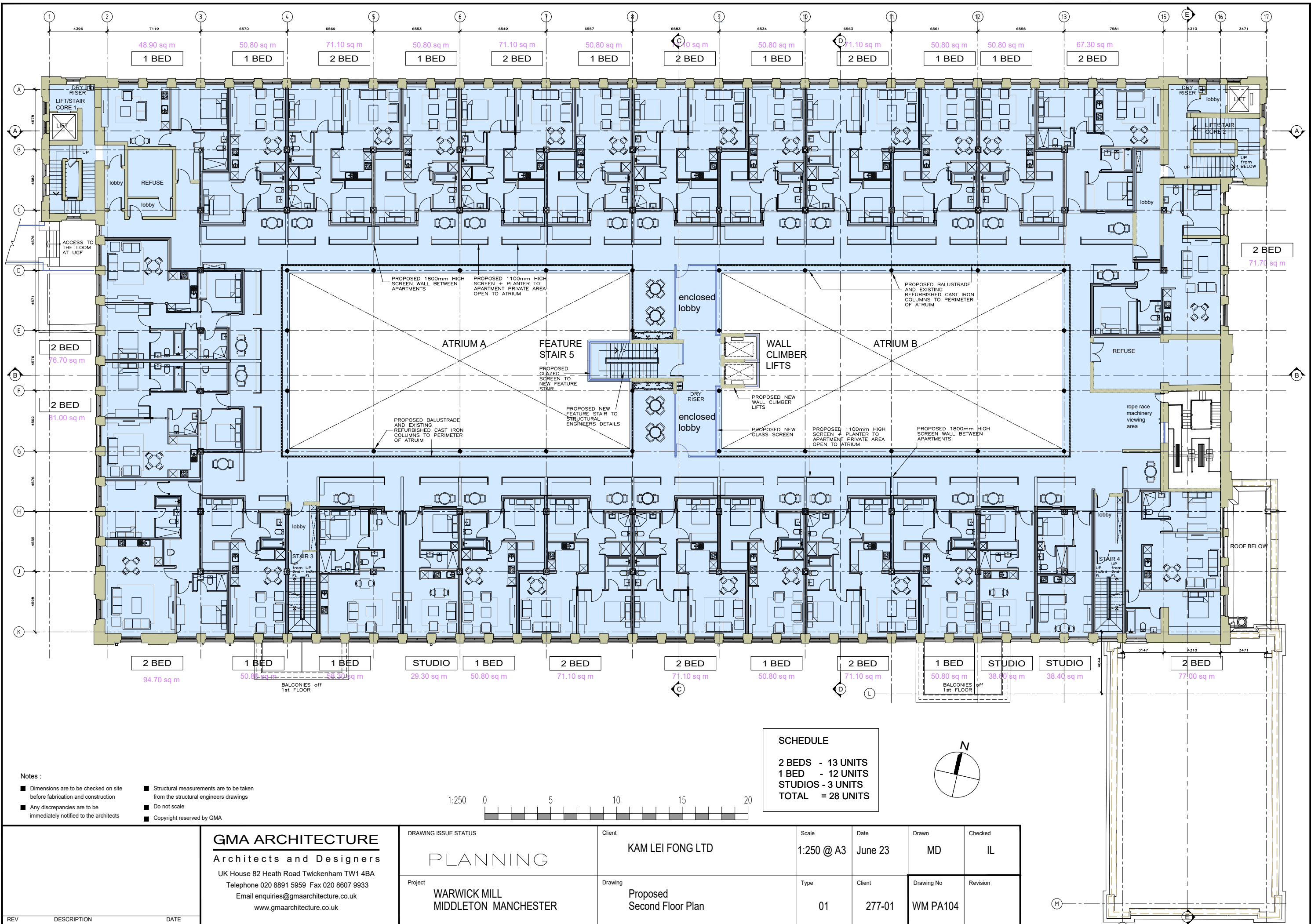
- Notes :
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SCHEDULE	
2 BEDS	- 12 UNITS
1 BED	- 13 UNITS
STUDIOS	- 3 UNITS
TOTAL	= 28 UNITS



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		Project WARWICK MILL MIDDLETON MANCHESTER	Drawing Proposed Upper Ground Floor Plan	Type 01	Client 277-01	Drawing No WM PA-102	Revision
REV	DESCRIPTION	DATE					



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DRAWING ISSUE STATUS

PLANNING

Project
**WARWICK MILL
MIDDLETON MANCHESTER**

Client
KAM LEI FONG LTD

Drawing
**Proposed
Second Floor Plan**

Scale
1:250 @ A3

Date
June 23

Drawn
MD

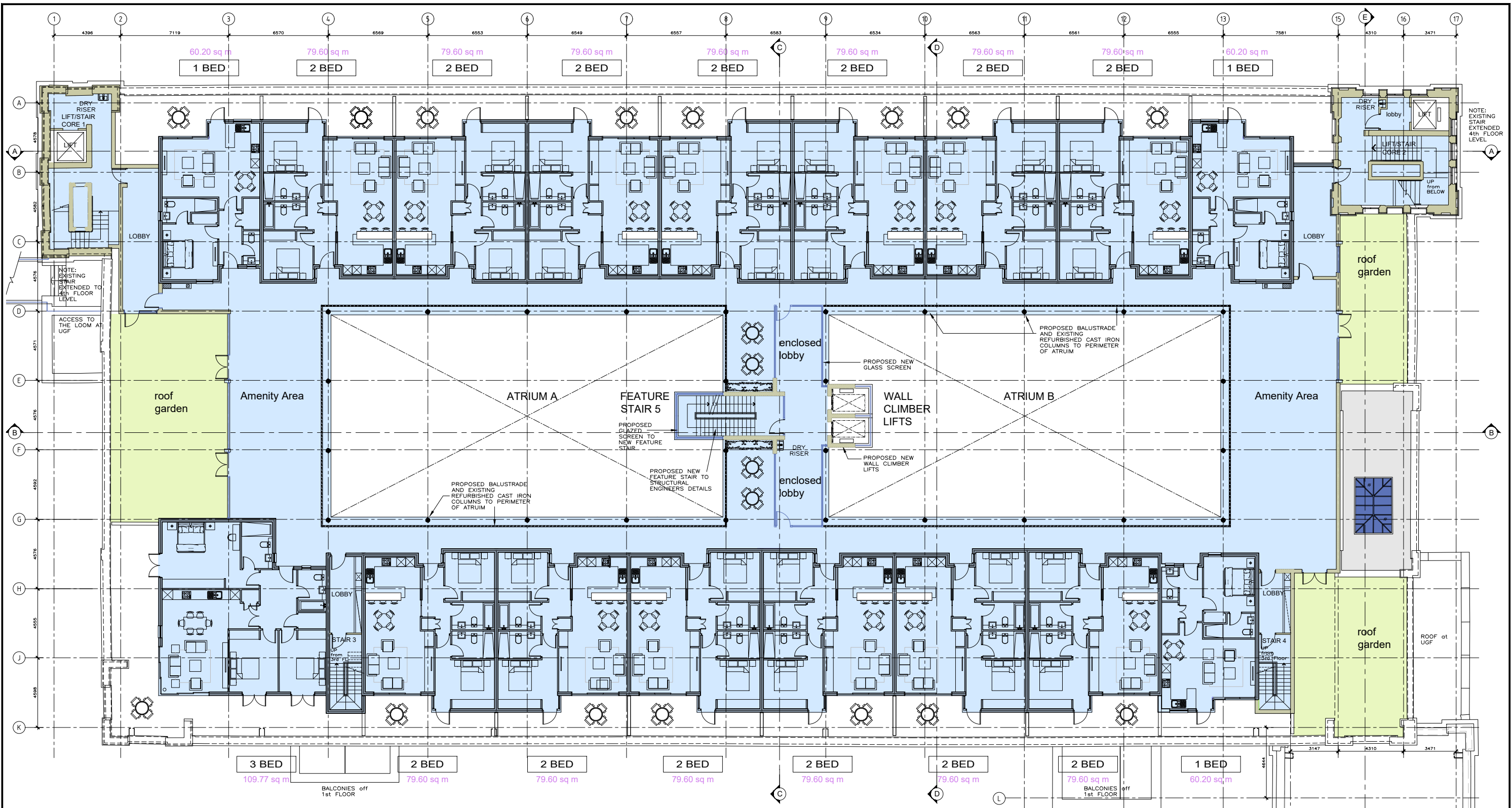
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Client
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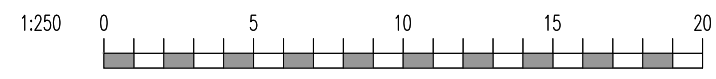
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Revision

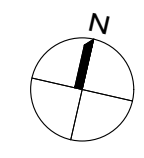


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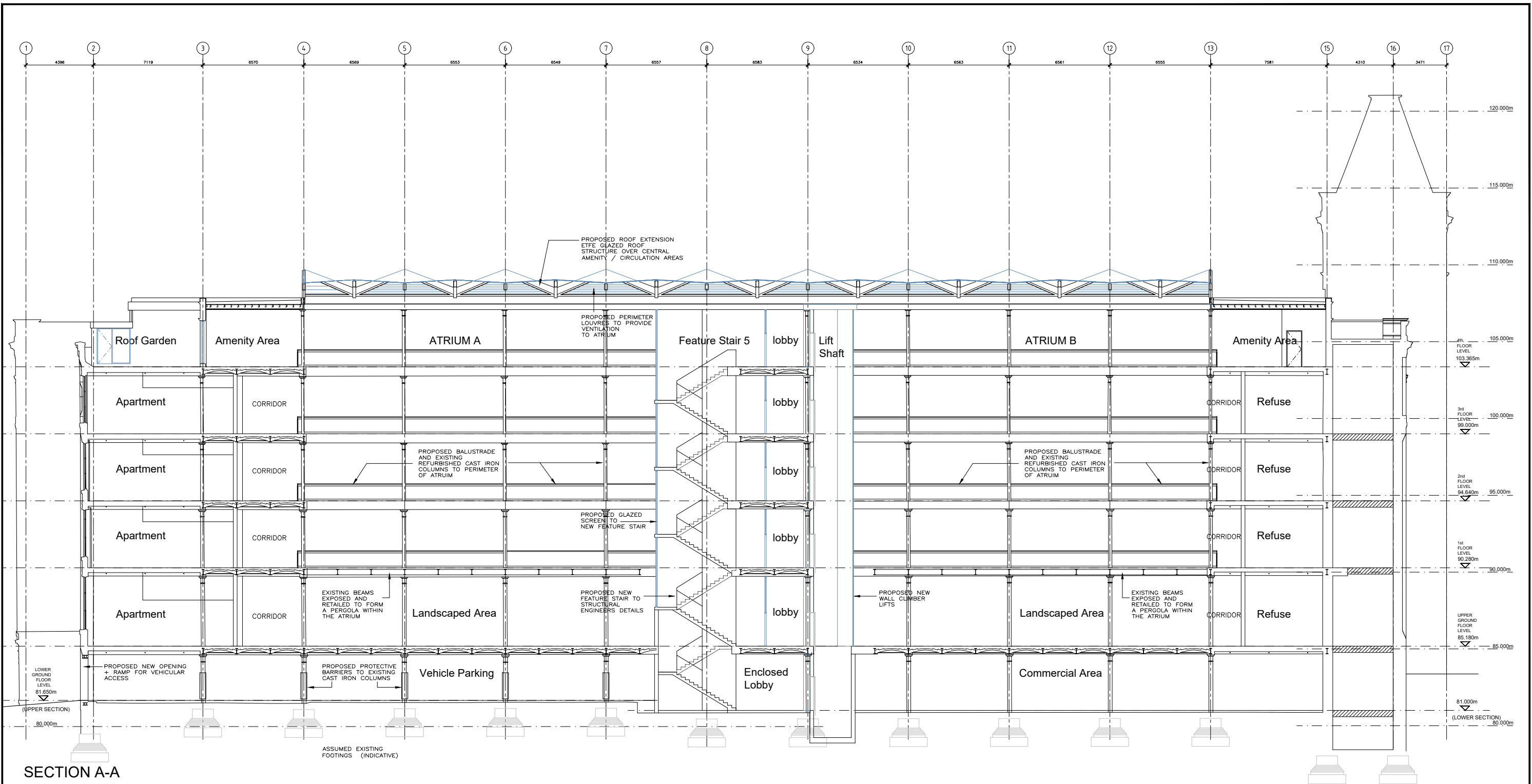
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SCHEDULE	
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2 BEDS	- 13 UNITS
1 BED	- 3 UNITS
TOTAL	= 17 UNITS



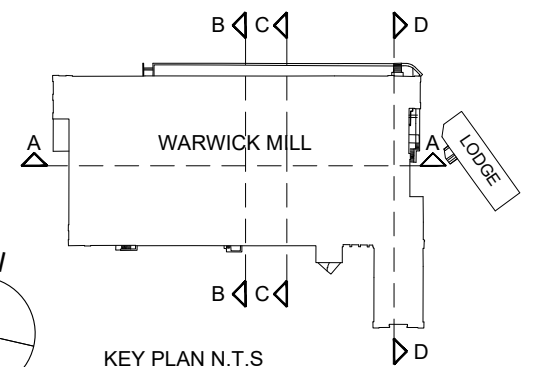
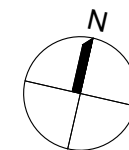
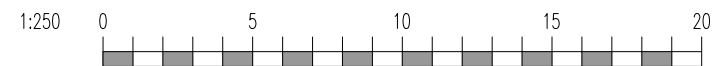
	GMA ARCHITECTURE Architects and Designers UK House 82 Heath Road Twickenham TW1 4BA Telephone 020 8891 5959 Fax 020 8607 9933 Email enquiries@gmaarchitecture.co.uk www.gmaarchitecture.co.uk	DRAWING ISSUE STATUS		Client	Scale	Date	Drawn	Checked
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Project	WARWICK MILL Middleton, Manchester M24 1AZ	Drawing	Proposed Fourth Floor Plan	Type	Client	Drawing No	Revision	
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REV	DESCRIPTION	DATE						



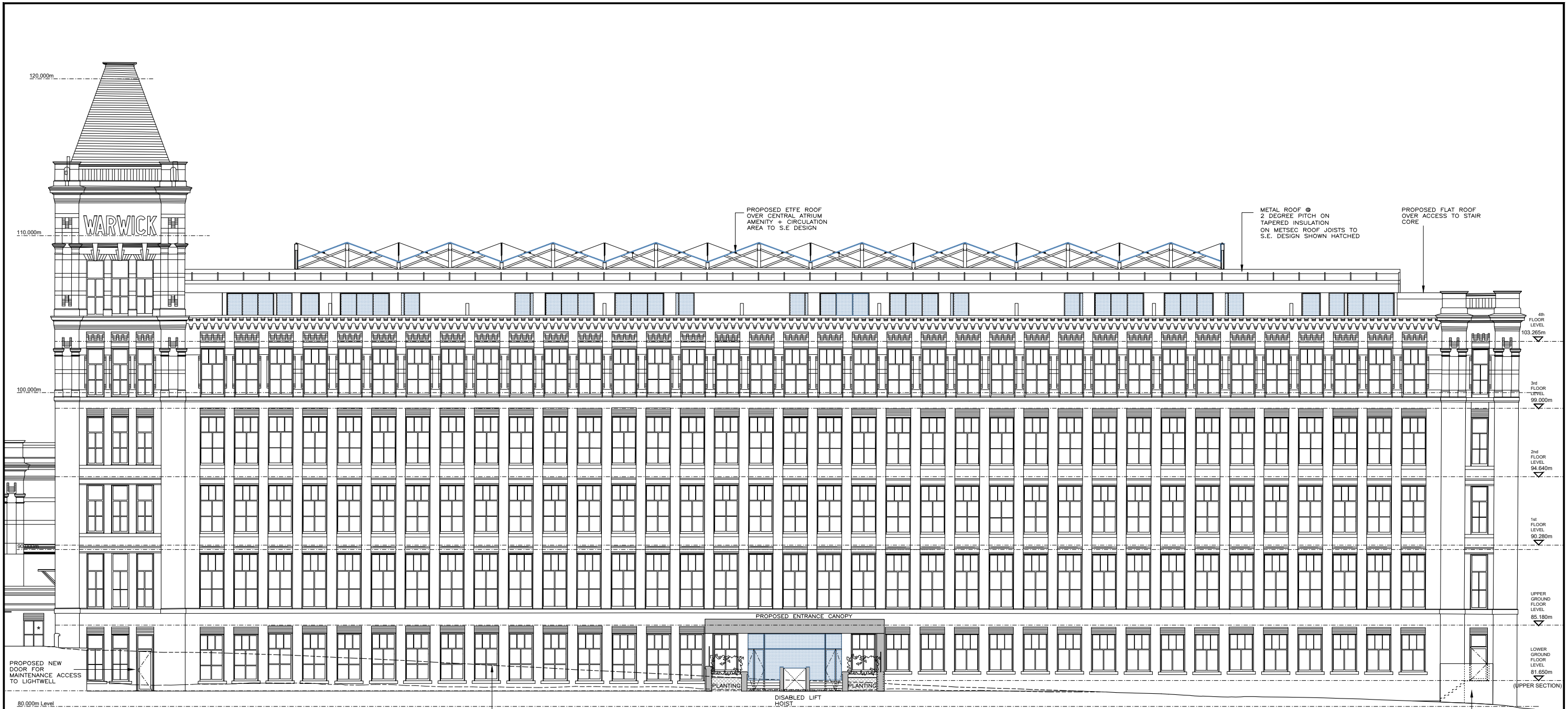
SECTION A-A

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		Project WARWICK MILL MIDDLETON MANCHESTER	Drawing PROPOSED SECTION A-A	Type 01	Client 277-01	Drawing No WM PA-201	Revision



NORTH ELEVATION - MAIN MILL BUILDING

NORTH ELEVATION -FOOTPATH LEVEL

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NOTES:
All existing windows to be replaced with replica units to satisfaction of the Local Authority.

Original existing cast iron rainwater pipes, hopper heads etc to be replaced with replica units to satisfaction of the Local Authority.

All existing foul water pipework, wiring, ducting, service boxes, flues, redundant lighting and signage etc currently located on the building facade to be removed and building made good unless specifically requested to be retained by the Local Authority.

The existing facing brickwork and stonework detailing to doors, windows, parapets etc to be cleaned/restored to the satisfaction of the Local Authority.

The existing windows are to be replaced with aluminium windows to match the existing design

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			Project WARWICK MILL Middleton, Manchester M24 1 AZ		Drawing Proposed NORTH ELEVATION		Type 01		Client 277-01	Drawing No WM PA-301	Revision	



Design Concept – The Loom

The Loom building stands on the site of the London House building. London House is a 1960's building in significant disrepair and not suitable for conversion. It will be demolished to make way for the new mixed use replacement building.

The Loom Building has been designed to complement the retained Warwick Mill in terms of maximising the public view of the Mill to clearly define the historic Mill, but also to maximise interaction between the two buildings at ground and lower ground floor levels.

In response to the flood risk assessment, the lower ground floor contains mainly support facilities, and main services for the development as a whole. The services are flood protected by their surrounding structure, being structural support for the residential unit building over. Also at this level, are commercial units facing Oldham Road, and public landscaped areas.

The building design has a plan form that contrasts the solid form of the Mill building to clearly define the contrast of the Mill building in terms of its importance in the historic growth of Middleton, with a modern structure defining the future of Middleton.

The structure is a reinforced concrete flat slab solution, along with reinforced concrete cores, using blade columns to give clean lines to the facades and internal walls. The Loom floor plates are stabilised by the reinforced concrete walls to the stair and lift cores.

The angled facades are purposely modern to reflect Middleton's future growth in respect of the Middleton's Town Centre Masterplan. Tall full height windows to the facades maximise light penetration to the single aspect residential units, with infill panels between to complement the solidity of the Mill. The metal infill panels will be a similar colour to the Mills brick façade to again assist in providing an integrated street scape. The residential units are a mixture of one and two bedroom apartments with full ventilation systems acknowledging noise and pollution levels currently experienced along Oldham Road.

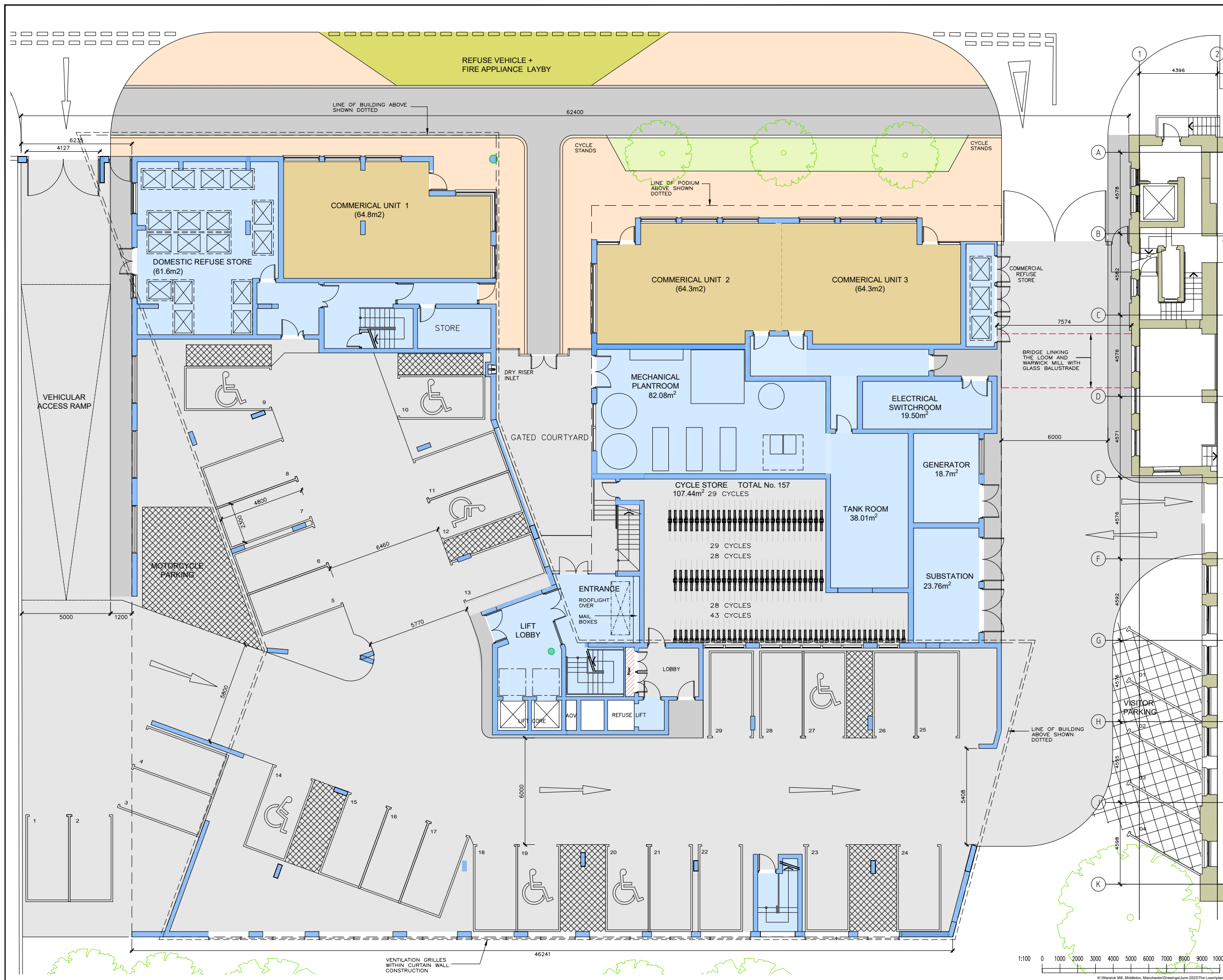
The upper floor levels are set back from lower levels to the Wince Brook elevations to reduce the building scale and to acknowledge the existing housing development across from the Brook. These set backs allows for roof terraces to be developed for residents use.

The existing streetscape lacks greenery, and the proposals include for a new row of trees and planting aligning with the front of the commercial units, set back from the public footpath. This area will also feature seating as well as bike stands for public use.

A large podium level has been designed at first floor level with direct links back to the Mill to encourage movement between the two buildings. The podium will be to create an additional green frontage to Oldham Road, supplementing the street planting at ground level. The landscaped podium provides seating amongst the planting for residents to meet and relax in. The use of the timber pergolas reflects the strong past industrial character of the area and at the same time providing shade. Additional resident's terraces are provided at two roof levels, providing opportunities for play and exercise.

Vehicle movement through the site is based on a one way system easing the movement and potential traffic congestion along Oldham Road otherwise. This provides routes for service and refuse vehicles to use and park within the site rather than using Oldham Road. A small amount of visitor car parking is provided off this access road.





Notes :

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Client
KAM LEI FONG LTD

Project **Warwick Mill
Middleton
Manchester**

Drawing
**Residential Development
Ground Floor Plan**

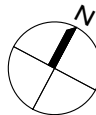
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Client

KAM LEI FONG LTD

Project **Warwick Mill**
Middleton
Manchester

Drawing

Residential Development
2nd to 7th FLOORS

Scale

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Date

June 23

Drawn

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Type

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Client

277-02

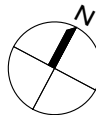
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Client

KAM LEI FONG LTD

Project **Warwick Mill**
Middleton
Manchester

Drawing

Residential Development
9th FLOOR

Scale

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Date

June 23

Drawn

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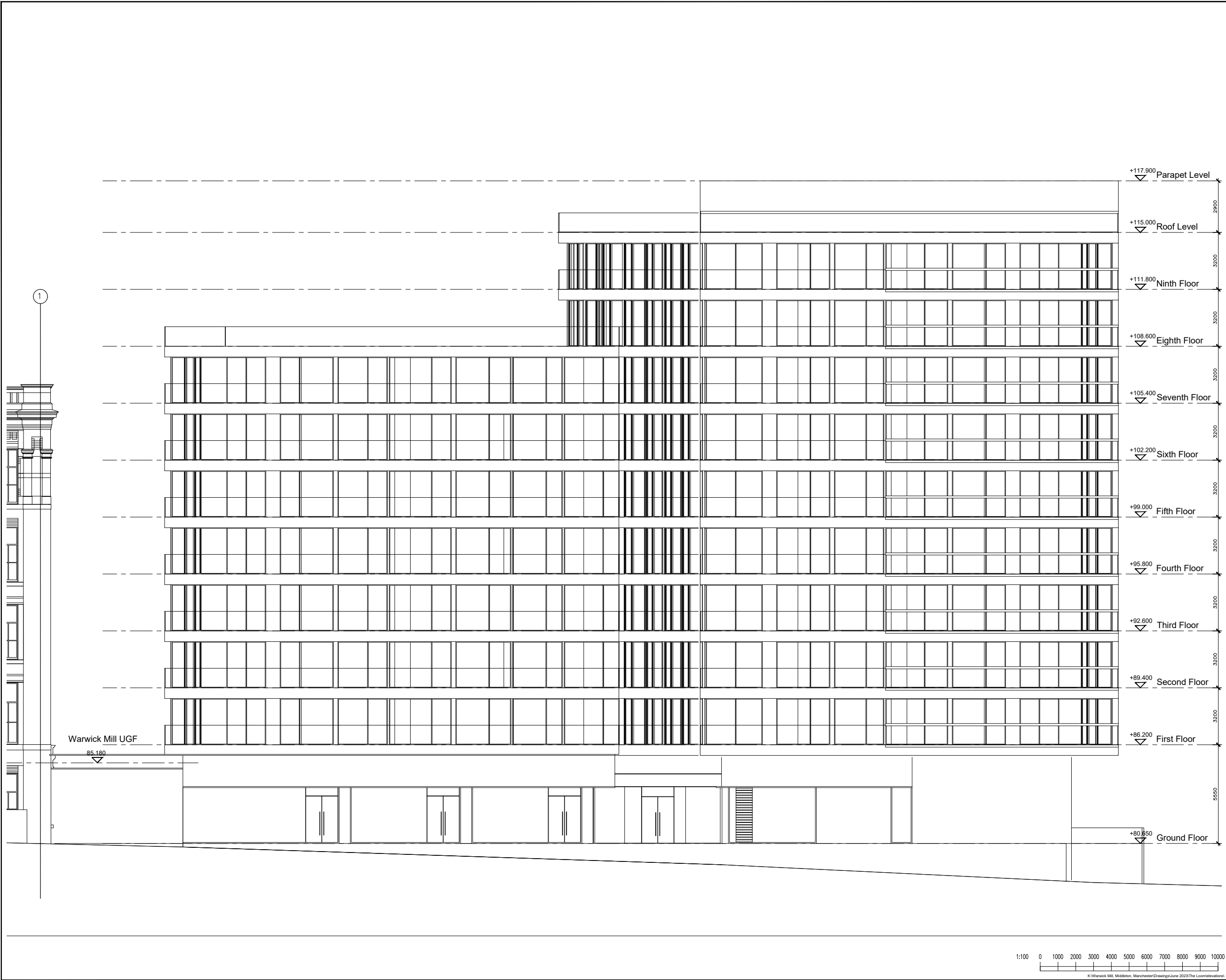
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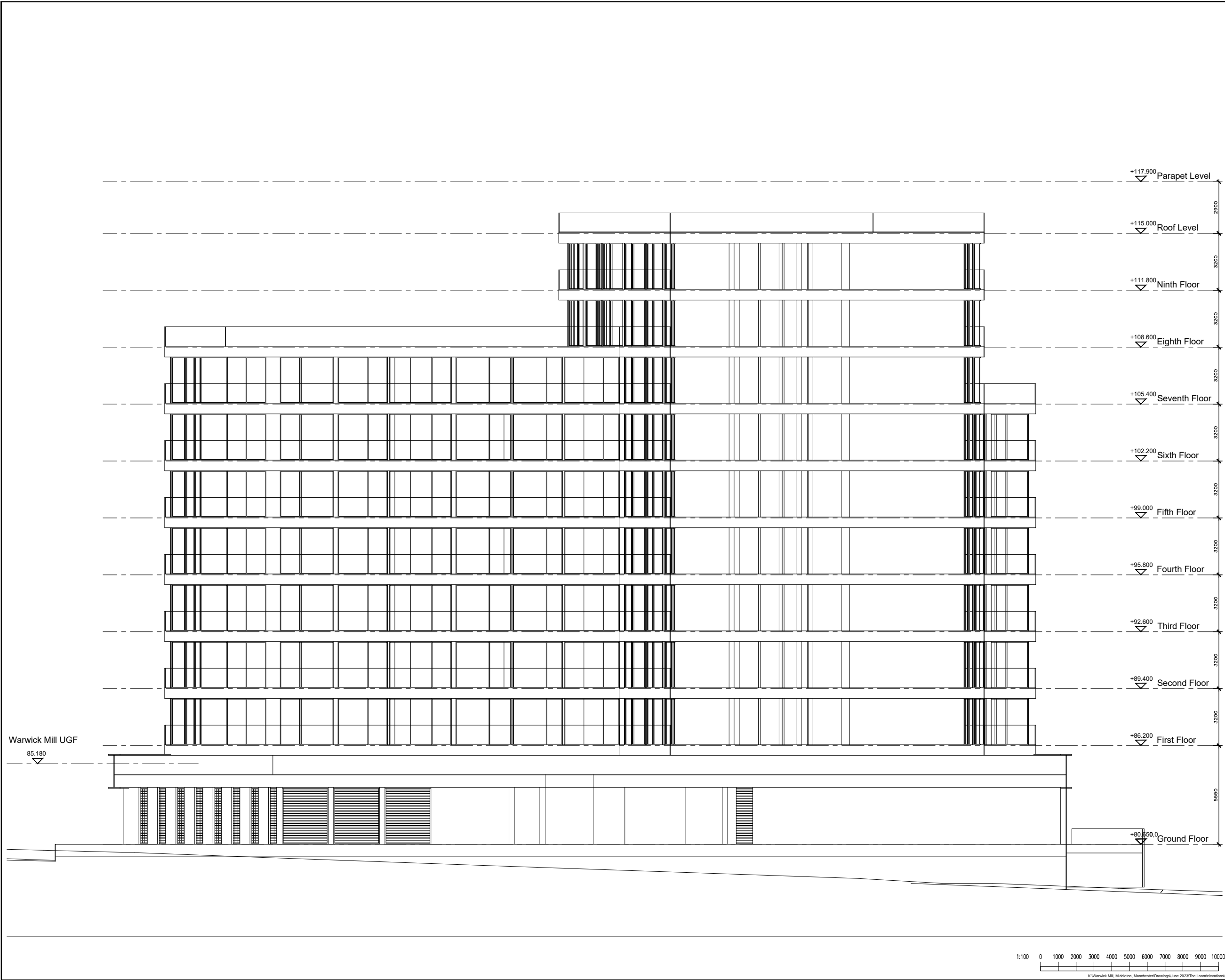




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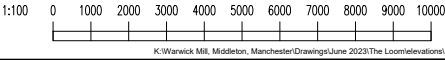
DESCRIPTION		DATE	
DRAWING ISSUE STATUS			
PLANNING			
GMA ARCHITECTURE Architects and Designers UK House 82 Heath Road Twickenham TW1 4BA Telephone 020 8891 5859 Fax 020 8607 9933 Email enquiries@gmaarchitecture.co.uk			
Client			
Chris Melvin			
Project			
Warwick Mill Middleton Manchester			
Drawing			
The Loom Residential Development Elevation - Floor Levels			
Scale	Date	Drawn	
1:100@A1	June 23	SJS	IL
Type	Client		
01	277-02	TL-PA-205 -	



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

DESCRIPTION		DATE	
DRAWING ISSUE STATUS			
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GMA ARCHITECTURE Architects and Designers UK House 82 Heath Road Twickenham TW1 4BA Telephone 020 8891 5859 Fax 020 8607 9933 Email enquiries@gmaarchitecture.co.uk			
Client			
Chris Melvin			
Project			
Warwick Mill Middleton Manchester			
Drawing			
The Loom Residential Development Section - Floor Levels			
Scale	Date	Drawn	
1:100@A1	June 23	SJS	IL
Type	Client		
01	277-02	TL-PA-206 -	



The Loom Building Façade Study

Studies were carried out on the new build Loom building for the appropriate façade fenestration relevant to the site and to the townscape in general.

From the outset, it was considered inappropriate to replicate the Mill materiality in a brick façade detracting from the grandeur of the Mill and its fine brick detailing. The façade treatment should be lightweight and modern to contrast but complement the adjacent Mill. Built in different centuries, materials and style should reflect the growth and future of Middleton, whilst respecting the past.

The developed plan form and separation from the Mill, allowed for a review of materials and fenestration that would suit the concrete framed structure, and create a façade that was not regimented in the way the Mill was built, allowing for a freedom of expression.

Research was carried on other Mill projects that were completed or under construction that featured the refurbished Mill and new build as part of an overall development. Weir Mill in Stockport is a Grade II listed building of similar design and scale, with a modern new build development, bringing together 253 new homes. This scheme was considered as a model for the Warwick Mill Development

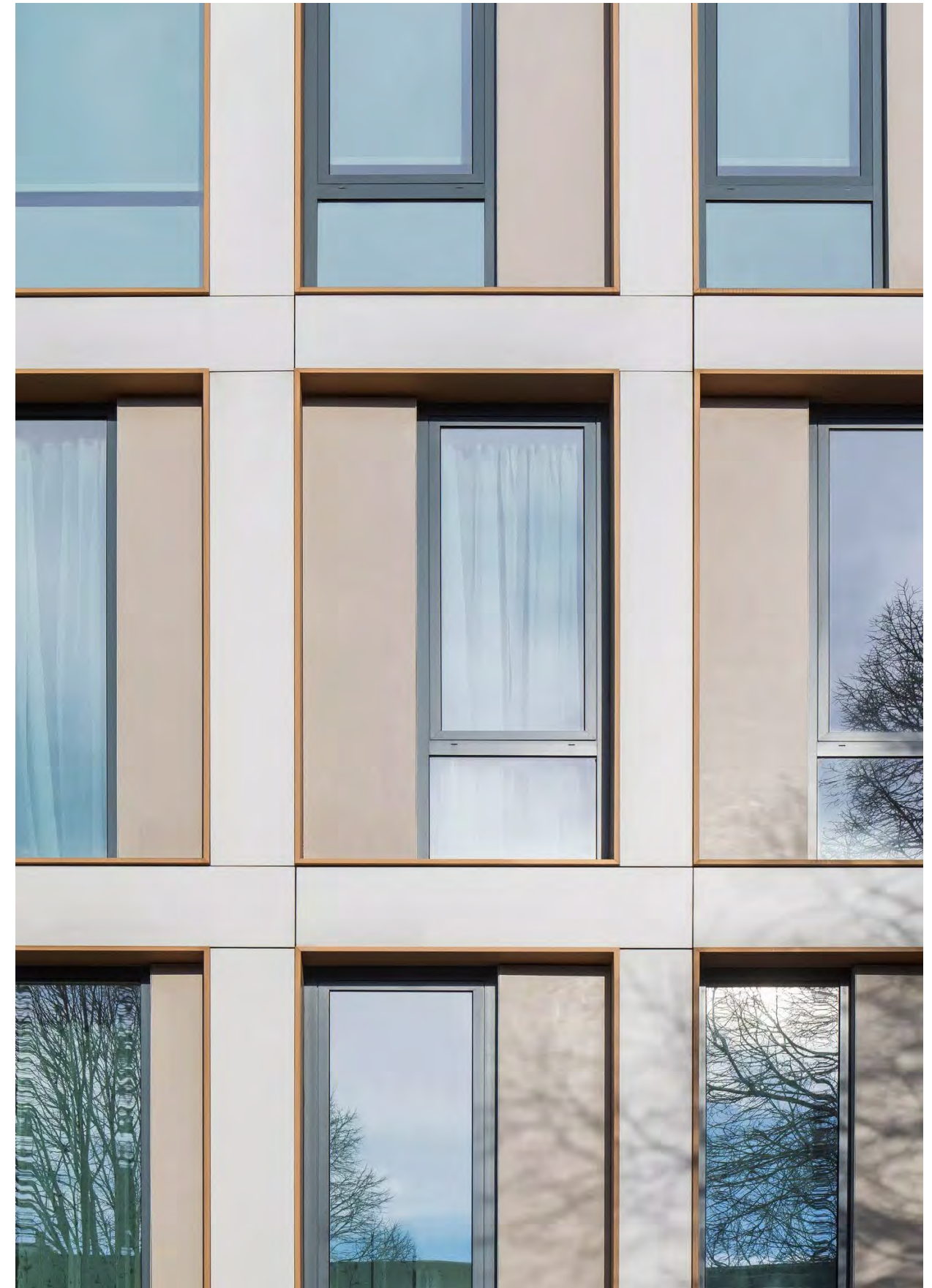
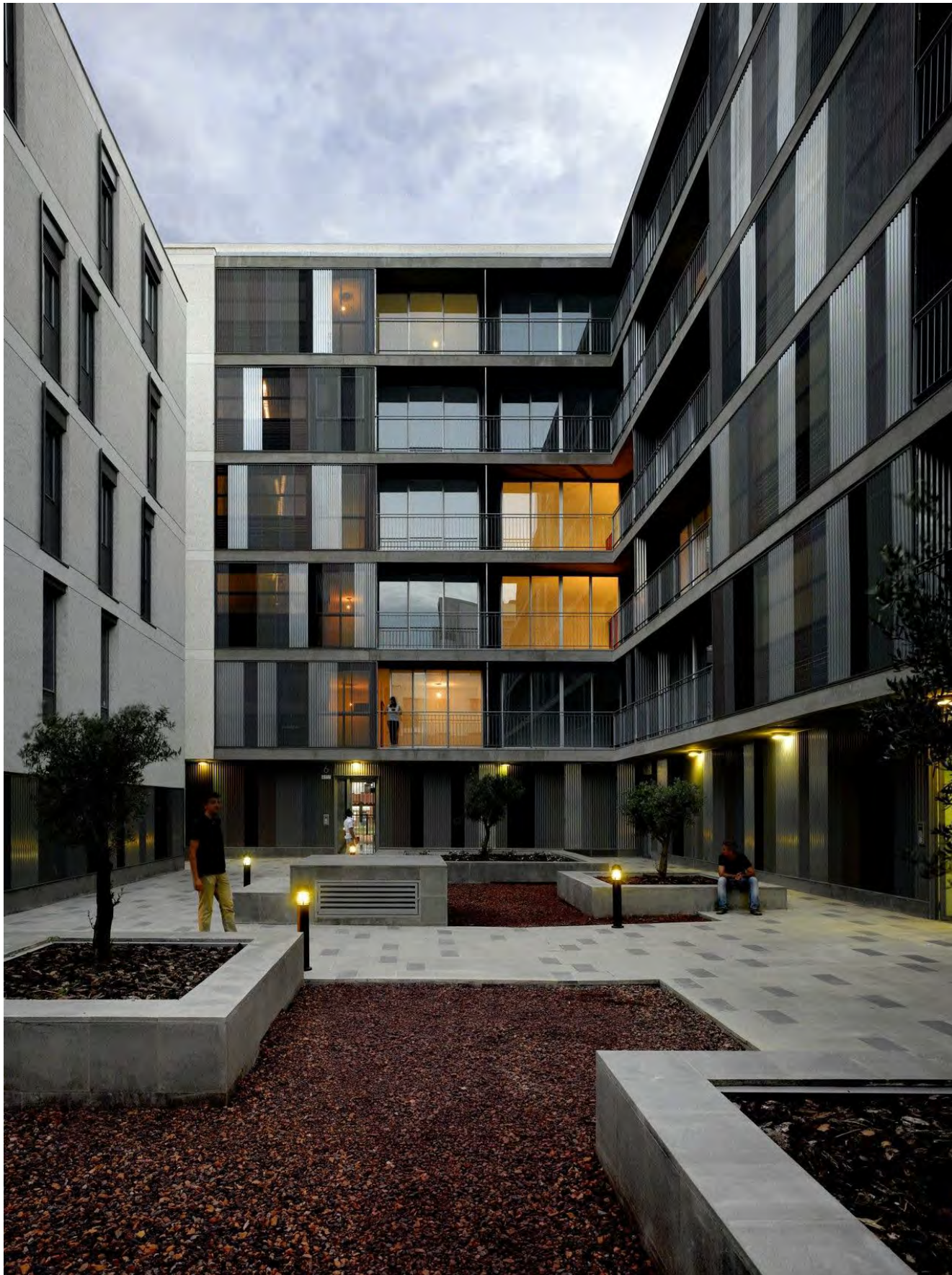
Using a strong horizontal band at floor levels to the façade, provides continuity and balance with the defined floor levels of the Mill. Whilst structural blade column behind the façade fenestration dictates continuity and repetition, reversing the window panel design between floors adds interest to the façade through their juxtaposition.

To further create interest in the façade, the metal infill panels between windows have two different scales and design, varying across the façade but common at all corners of the building to define the extremities. The use of terracottas and greys as the colour palette is complementary to the Mill building.

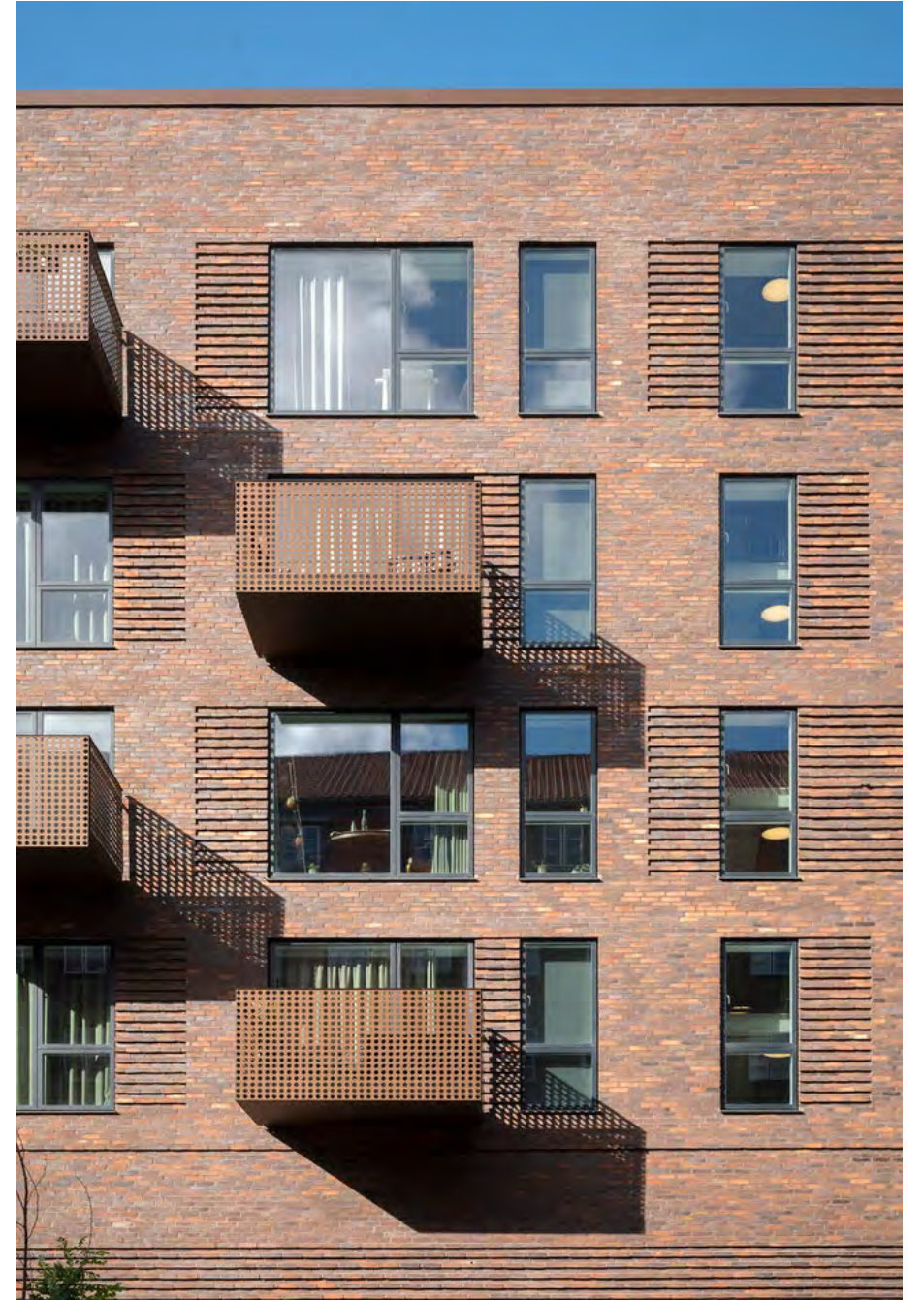
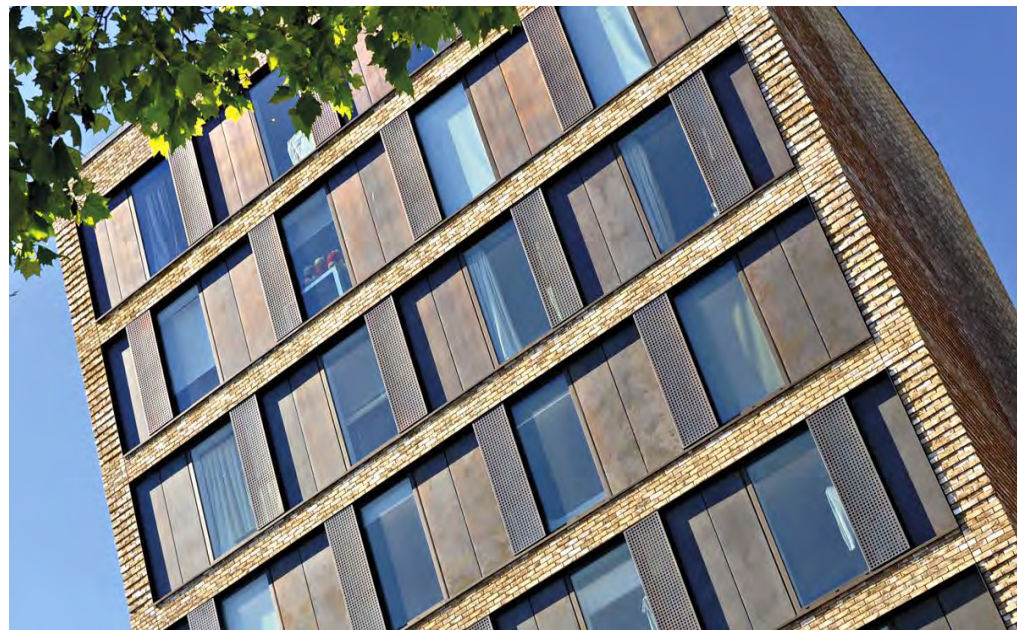
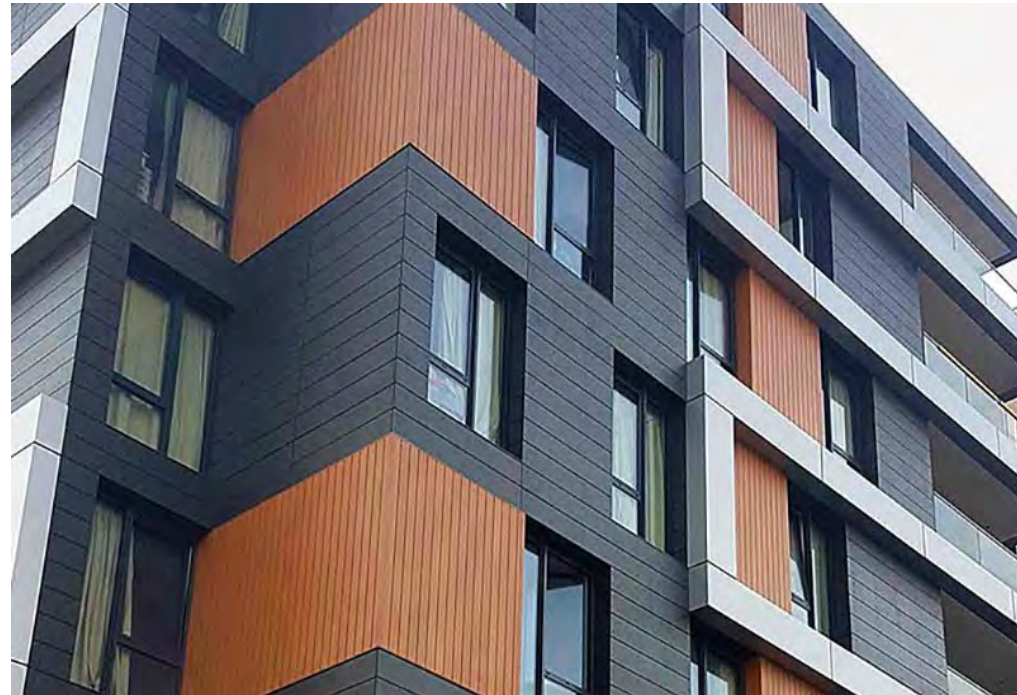
This lightweight cladding design provides a ‘soft’ approach to the new building allowing the Mill’s facades to dominate the overall development within the streetscape. Images of the design elements used are included in the following pages.



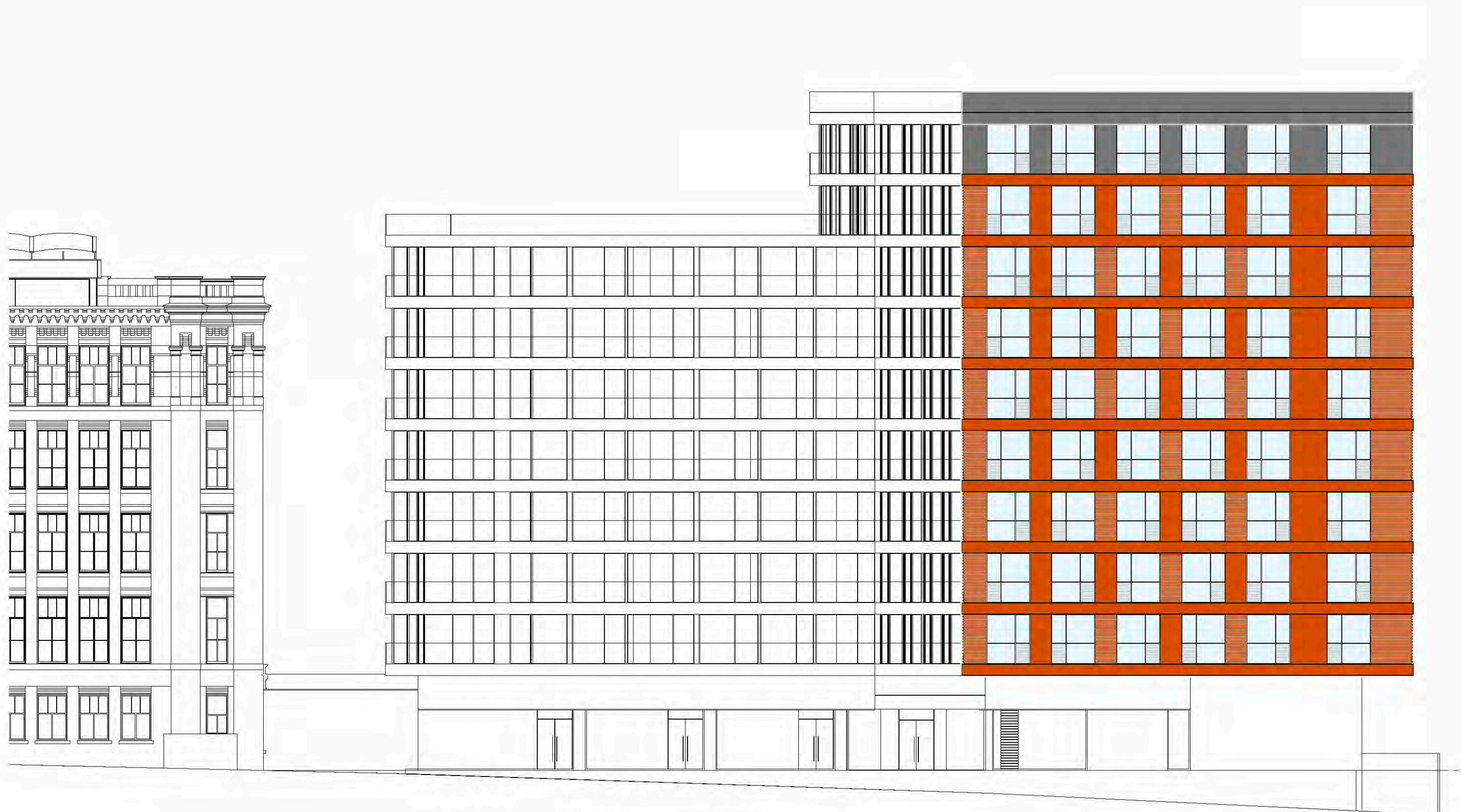
CONCEPT IMAGE OF INTEGRATION OF OLD AND NEW



GENERAL FENESTRATION CONCEPT



EXAMPLES OF FAÇADE MATERIALS USED IN CONTRASTING ARRANGEMENT TO CREATE INTEREST



Project: Warwick Mill
Project No.: 277/02
Date: June 2023
Subject: Schedule of Residential Unit Mix

	Studio	1 Bedroom	2 Bedroom	3 Bedroom		Total per Floor
Lower Ground Floor	6					6
Ground Floor	3	13	12			28
First Floor	3	12	13			28
Second Floor	3	12	13			28
Third Floor	3	12	13			28
Roof Extension		3	13	1		17
Total	18	52	64	1		135

Occupancy	18	104	256	6		384
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Project: The Loom
Project No.: 277/02
Date: June 2023
Subject: Schedule of Residential Unit Mix

	1 Bedroom	2 Bedroom	Total per Floor
Ground Floor	n/a	n.a	n/a
First Floor	12	6	18
Second Floor	12	6	18
Third Floor	12	6	18
Fourth Floor	12	6	18
Fifth Floor	12	6	18
Sixth Floor	12	6	18
Seventh Floor	12	6	18
Eighth Floor	8	2	10
Nineth Floor	8	2	10
Total	100	46	146

Occupancy	200	184	384
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Project: Warwick Mill
Project No.: 277/01
Date: June 2023
Subject: Schedule of Residential Unit Areas

	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Lower Ground Floor	243.20			
Ground Floor	105.45	693.97	887.80	
First Floor	106.30	664.10	966.10	
Second Floor	106.30	664.10	966.10	
Third Floor	106.30	664.10	966.10	
Roof Extension		180.60	1034.80	109.77
Total	667.55	2866.87	4820.90	109.77

Project: The Loom
Project No.: 277/02
Date: June 2023
Subject: GIA - Schedule of Residential Unit Areas

	2 bed GIA Full Floor Plate	2 Bed GIA Reduced Floor Plate	1 bed GIA Full Floor Plate	1 bed GIA Reduced Floor Plate
Unit 1	67.60	67.60		
Unit 2			47.80	47.80
Unit 3	65.40	65.40		
Unit 4			48.70	48.70
Unit 5			44.90	44.50
Unit 6			44.90	44.50
Unit 7			48.10	50.70
Unit 8			44.90	50.40
Unit 9	65.50			45.10
Unit 10	65.10			45.50
Unit 11	65.50			
Unit 12			45.20	
Unit 13			45.50	
Unit 14	69.50			
Unit 15			50.00	
Unit 16			50.40	
Unit 17			45.10	
Unit 18			45.50	
Total	398.60	133.00	561.00	377.20

**WARWICK MILL, MIDDLETON
MANCHESTER**

Project: Warwick Mill, The Loom + The Lodge
Project No.: 277-01+02+03
Date: June 2023
Subject: GIA + GEA Calculations - Commercial Units

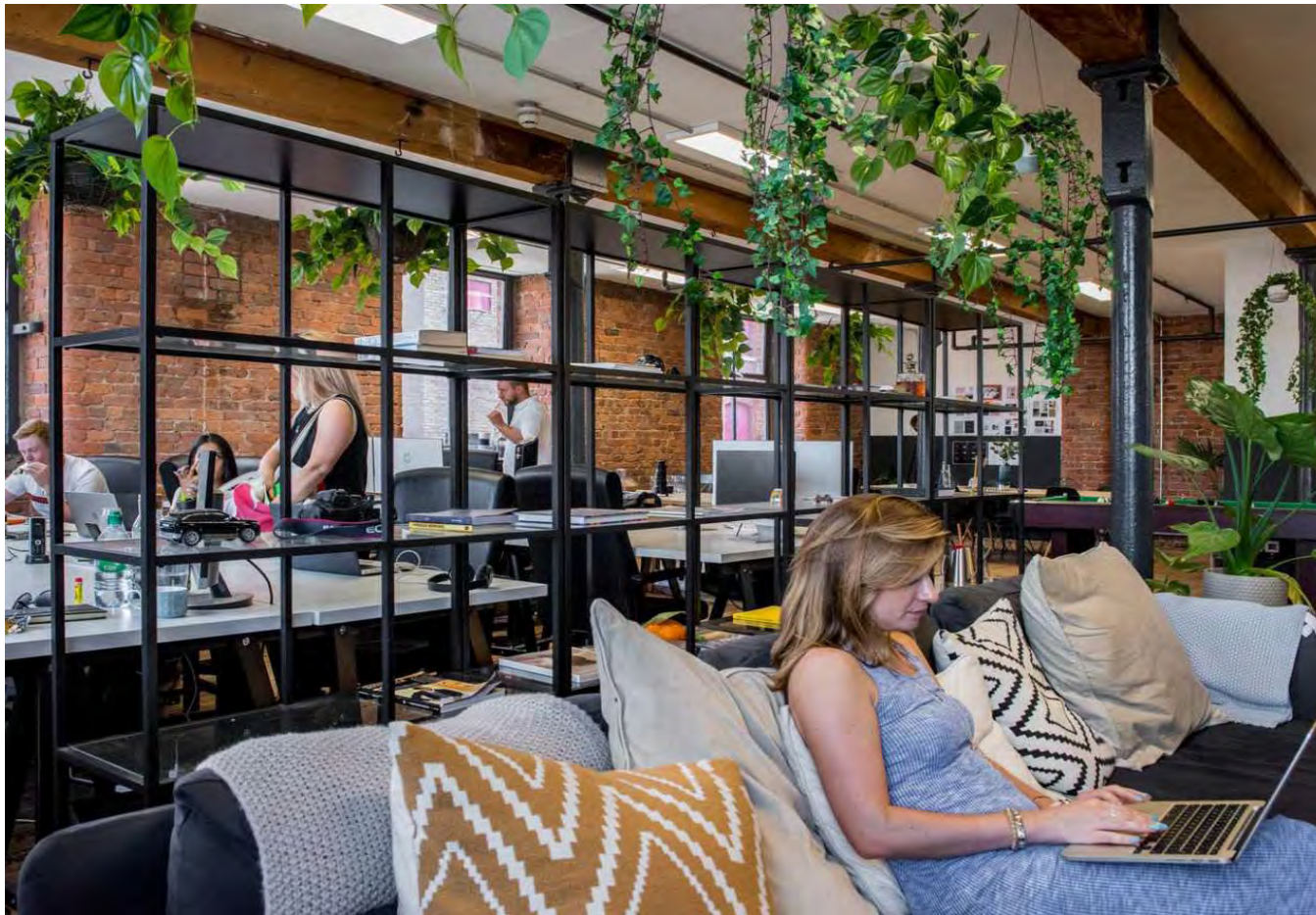
	GIA (m²)		GEA(m²)
Warwick Mill Commercial Unit	1,420.00		1509.90
Warwick Mill Restaurant/Function Room	218.47		263.46
Restaurant Mezzanine	112.89		128.94
The Lodge Commercial Unit	161.46		193.07
The Loom Commercial Unit 1	69.52		80.19
The Loom Commercial Unit 2	65.29		73.88
The Lodge Commercial Unit	65.29		73.88
Total	2,112.92		2,323.32

Project: Warwick Mill + The Loom
Project No.: 277/01 + 02
Date: June 2023
Subject: Shared and Open Space Areas

Warwick Mill Communal Space		The Loom Communal Space		Site Open Space		Loom Green Roof at 1st Floor + 8th Floors
Landscape UGF 1	368.83	Podium	484.74	Loom Entrance	23.38	136.62
Landscape UGF 2	332.91	Roof Garden	202.76	Mill Entrance	172.37	314.11
4th Floor 1	104.78	Shared Private Residents Garden		River 1	1145.41	
4th Floor 2	49.85	as above		River 2	801.00	
4th Floor 3	77.44	as above		Area at Restaurant	205.71	
				Podium Restaurant	446.61	
				Ashton Entrance	26.82	
Total	933.81	0.00	687.50	0.00	2821.30	450.73



WARWICK MILL COURTYARD CONCEPTS



WARWICK MILL COMMERCIAL USE – COWORKING WORKSPACE



ACCESS

External Approach

Public Transport

Bus: Middleton station lies 200mm from the project site , with frequent buses running to Manchester, Oldham, Rochdale and Bury and parts of the Middleton area including Alkrington, Boarshaw, Hollin, Langley, Mooreclose, Moston and Rhodes.

Metrolink: Middleton is not currently served by the Metrolink system. The nearest stop is at South Chadderton approx 5km away. However, future plans for an extension of the new Metrolink system is included in the Greater Manchester Transport Strategy 2040.

Rail: Mills Hill station is approximately 2km away with half hourly services to Manchester Victoria and an hourly service to Leeds.

Private Vehicle:

Car: Warwick Mill is well served by roads, being at the junction of the A664 and the A576 (Oldham Road) and with east access to the M60 providing access to Manchester Airport within 30 minutes and fast radial connections to Leeds, Liverpool and Nottingham. Surface Parking is provided for visitors and staff vehicles and a taxi drop-off point provided at the south east corner accessed off Ashton Lane.

Private parking for residents including cars, cycles, motor cycles and disabled car spaces are provided for both buildings utilising the existing access of Oldham Road, and a new access off Oldham Road between the Mill and London House with improved sight lines.

Deliveries: Deliveries servicing the restaurants, bars and commercial facilities will be handled via the delivery bays at east end of Warwick Mill off Ashton Lane to prevent congestion on Oldham Road.

Cycle:

National Cycle Route 66 passes nearby at Middleton Junction, and connects Kingston upon Hull through to Manchester, York and Leeds.

Oldham Road as it passes the development is classified by Transport for Greater Manchester as an 'on-road route with cycling facilities' and connects into the wider network. There is a connection into a network of car free routes via the Peach Bank bridge to the south of the site. Secure on site parking with CCTV monitoring for extensive cycles are provided for residents to both buildings.

Pedestrians

Pedestrians and visitors arriving at the bus station will proceed towards the development on the north side of Oldham Road, crossing at the pedestrian crossing opposite the development and entering through the north (main) entrance.

This crossing also connects to the town centre, via the Tesco car park, and it is envisaged that it would be upgraded and possibly repositioned to align with the main entrance as part of the wider improvement works at a later date.

Internal Movement

The conversion has been configured to facilitate level access through the development where possible with all levels being accessible by ramp or lift, and where possible, providing a choice of routes . The lower ground floor of the Mill which is the main commercial level along the adjacent bars, restaurants/function areas and associated terraces, is highly permeable and is designed to encourage visitors to explore these areas and to showcase the historic fabric

Site Servicing

Security

The building has five residential and commercial entrances: visitor entrances through the north, and east boundaries and three entrances associated with the residential use of the site additionally, there are fire exit locations throughout the development.

These will be remotely monitored via CCTV from a central security room. During extended hours the North entrance reception desks will be manned, and at most operational hours manned. The intention is to make the building as permeable as possible for residents and public visitors alike, whilst maintaining necessary protection to the total site and facilities.

Waste Management

Refuse collection would be provided by a private refuse management company on a weekly basis. Refuse storage and collection will be organised around two collection points, a main commercial collection point alongside the delivery bay area at the end of Warwick Mill associated with the converted Lodge building and Engine Room restaurants and events facility, located at the south east corner of the Engine Room. The second collection point associated with the residential units will be via the access road at the end of the site, with two separate collection points along the drive through access road.

The delivery bay can accommodate fixed wheelbase vehicles of up to 7.2 x 2.3. There is space for larger refuse collection vehicles to drive through the access road entrance off the Oldham Road and have bins wheeled across to the vehicle, at the two collection points.

The main commercial storage and collection space to the east end of the site has provision for three 1100 litre wheeled bins for general waste, three 1100 litre wheeled bins for recyclable waste.

The residential collection point under the Loom Building can accommodate five each of General and Recycling bins of 1100 litre plus two glass recycling bins of 240 litres each, whilst the commercial collection point associated with the small commercial units between the two buildings can accommodate three general and recycling bins of 110 litres and one glass recycling bins of 240 litres each.

Further reuse storage is located within the Mill lower ground floor can accommodate 3 each of General and Recycling bins of 1100 litre plus two glass recycling bins of 240 litres each, utilising the collection point between the two buildings.