

PLANNING STATEMENT
APPENDIX 3

PARTIAL DEMOLITION, REBUILDING AND ALTERATIONS TO LISTED MILL TO
FORM 38 APARTMENTS TOGETHER WITH 25 NEW APARTMENTS AND 64
NEW DWELLINGHOUSES

AT

WESTWOOD MILL, LOWESTWOOD LANE, HUDDERSFIELD

WESTWOOD WILSON LTD

PROJECT ARCHITECTS:

MICHAEL WILSON RESTORATIONS

IN COMBINATION WITH

PRIME MERIDIAN LIMITED

MALCOLM SIZER PLANNING LIMITED

February 2020

Profile of Developer/Architect

Michael Wilson Restorations Activities on Mills of Similar Size & Future Usage

Aug '19

Michael Wilson in his capacity as both architect, specialising in historical buildings, contractor with hands-on trades for specialist restoration works and his role as developer, has designed and built out since the late 1980's a number of derelict and dilapidated mill buildings, creating a new life for Heritage structures as multiple residential homes. Some examples are as follows:-

Coxe's Lock (Addlestone, near Weybridge).

The first mill was "Coxes Lock" on the River Wey at Addlestone, near Weybridge in South West London. The development consisted of three buildings, the tallest of which was seven floors high and originally used as a grain silo. The scheme produced 43 apartments, surrounded by water with outlooks over the canal system adjacent. These Heritage buildings were Listed and required particular attention from a conservation point of view. (See photographs of mill before restoration).

Dunkirk Mill (Nailsworth, near Stroud)

The second scheme moved west into the Cotswolds where another Listed and very derelict series of textile mills were in need of restoration. This project was called "Dunkirk Mill" located at Nailsworth near Stroud, Gloucestershire. 63 apartments were created in a series of mills originating in the 18th Century, through Victorian times, with some 20th Century final additions. Waterways flowed through the buildings from a feeder stream and mill pond header. Each route through the mill served mill wheels of varying design, all of which were fully restored, able to be used and sold in the late 90's. A significant amount of interaction was necessary with English Heritage to enable smooth transition and authentic detailing of missing features.

Awards –

Guardian House Builder Design Awards (2000) Commendation

Jaguar Property Awards (2001) Gold

What House/Sunday Times (2001) Commendation

Barkisland Mill (Nr Halifax)

Focus moved the restoration programme in the late 90's/2000 further north to West Yorkshire, where in Barkisland, near Halifax, a derelict mill with a three acre mill pond, was fully reinstated into 62 apartments with swimming pool and gymnasium facilities in the engine house and outbuildings. This was one of the first mill conversions in the area of Halifax, Bradford, Huddersfield etc. and set the trend for many other mill conversions as it was particularly desirable and popular with purchasers of apartments who could not access the markets for similar schemes in Leeds and Manchester. Although the mill was not Listed, it was reinstated to be a realistic replica of what would be typical in the Halifax area.

Awards –

Guardian House Builder Design Award (2001) Commendation

Mercedes Property Awards (2002) Highly Commended

Mercedes Interior Design Awards (2002) Highly Commended

The Mail on Sunday Best Landscaping (2003) Commendation

The Mail on Sunday Best Conversion (2003) Commendation

What House/Daily Telegraph Best Landscaping (2003) Gold

What House/Daily Telegraph Best Small Housebuilder of the Year (2003) & (2004)

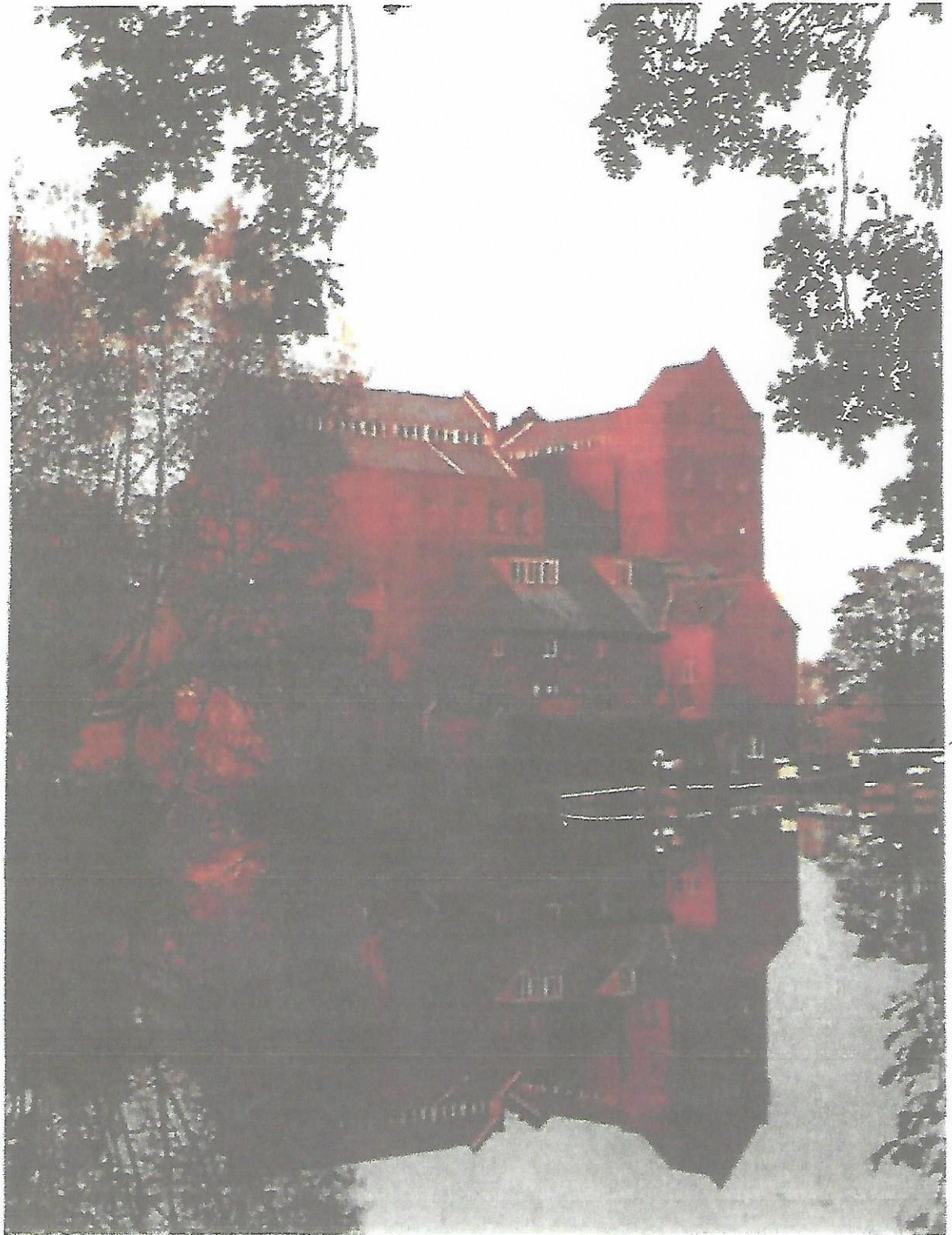
L.A.B.C. Local Authority Awards (2003) Top Three

Westwood Mill

It was on the back of the success of "Barkisland Mill" that Westwood Mill was purchased and in 2005 planning permission was given for an all apartment scheme; however due to an over-supply of apartments in the area, plus a prohibitive build cost forecast, compounded subsequently by the 2008 economic crisis; the approved scheme was not viable and the current alternative proposal pursued.

When the revised planning and Listed building approval has been received, the same reconstruction process will begin to the original buildings under the Michael Wilson Restorations team. Initially it will be to make the buildings wind and water tight with new roofs, floors, windows and repaired stonework, and then subsequently a full fit out of all 38 apartments

COXES LOCK



COXES LOCK PRE-RESTORATION

