

PLANNING STATEMENT
APPENDIX 4

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

Michael Wilson Restorations

Commitment to Authenticity and Quality

Michael Wilson Restorations has carved a remarkable niche in the restoration and conversion sector of the residential property development market. With its architectural base, vision and extraordinary commitment to authenticity and quality, the company produces the inspired and skilful sub-division of important historical buildings, ensuring that their heritage is preserved whilst incorporating today's lifestyle demands.

Building, converting and restoring residential property since 1975 from its origins in Surrey and Greater London, Michael Wilson Restorations uses the combined skills of architect, builder, developer and interior designer, to take on challenging projects ranging from Victorian Mills to Georgian Mansions, extending across the country, from Yorkshire to Wiltshire and Somerset.

Through what effectively combines as a single operation, buildings are repaired, made structurally sound and original features are carefully restored. Skills from the past sit comfortably with modern building technique giving a renewed and sustainable long-lasting life to listed buildings.

Each project is carefully assessed and only selected if it meets strict criteria in terms of location and setting. High on this list is a building's architectural individuality. As each building is individual, so is every home created within.

Commitment to Restoration of Mill

There has since 2003/4 been a serious commitment by Michael Wilson Restorations (Westwood Wilson Limited) to restore the entire woollen mill back to its original external appearance, albeit with an interior fit that will give the property a sustained and useful life, fully maintained.

When planning was granted and implemented in 2005 a full working drawing programme was commissioned including a detailed structural scheme to re-support the walls to current day standards. The build cost proved to be so much that an apartment scheme for 108 units was not financially viable. Subsequently, with the 2008 economic collapse, the project was mothballed awaiting an improved period to explore a housing alternative that provided sufficient income to support the much more expensive restoration work of 38 apartments.

The designs now being submitted fulfil the viability test, despite the build costs being between £7 – 8 million pounds just for the existing buildings (Blocks A – D). The returns, after finance, professional fees and marketing, fall short of reimbursing the build costs.

We know and fully anticipate a condition being placed on a planning and listed building approval which obliges us to build, at least to wind and water tight, shell finish, the mill buildings (A – D) before new build housing can be built or sold. Consequently we need to start this work immediately after receiving the planning permission. This underwrites the whole project of 127 housing units and gives immense confidence to the developers undertaking the new build sites, roads and water ways.

We have on this basis, commissioned architects and engineers to produce full working drawings to enable us to obtain Q.S opinion and actual firm build costs on a tender basis against drawings approved by Building Control.

Once a contractor (or package of subcontractors) has had their quote agreed, they will be able to start work straight after approval is sanctioned and conditions discharged. These working drawings are live already and available for inspection. Early quotes for site clearance, fencing and mill pond re-instatement are being sought now. We have a real commitment to being able to “hit the ground running” in circa June/July this year and be able to show off a completed envelope of the mill by the end of 2020.