

New Mills, Marsden

Building and Use Areas

September 2026

- 1.1 This note has been prepared to provide an update on the proposed uses at New Mills, and to help inform the viability assessment of this project.
- 1.2 The following tables have been updated compared to those provided in the Planning Statement and now include expected tenure. It also notes the links between the data in these tables and the buildings numbers / areas used in the viability appraisal.
- 1.3 There are some key points to bear in mind when comparing these figures to the viability appraisal:
 - The current application is for part of the site- making the east and west mills weathertight and repairing roofing, rainwater goods, etc, that could cause ongoing damage is included in this application, but the ultimate conversion and sale/ leasing of the residential elements of the conversion of those mills is not included. The west mill is also being part demolished. The conversions, and ultimate revenues, from the residential uses are not included is because the cost of conversion per sqft was higher than the revenue generated per sqft. The costs in the appraisal are for the weatherproofing, demolition and re-building a new façade.
 - The external infrastructure works are limited. The walkways around the riverside and potential new bridge are not included. This is because they are not strictly necessary to make the buildings included in this application function.
 - The conversion and letting of the ground floor of the west mill is included, as there is a strong chance of an early lease to a convenience store operator. This, however, brings in the costs of additional landscaping works to the west of the Mills.
 - This application is presented in an unusual manner, because the applicant team is trying to make the scheme viable - this is not a typical case of seeking to avoid S106 costs.
 - There are still a number of abnormal costs that we have not fully appraised- the site is known to be set over a series of voids, but we can't properly assess those without some elements of demolition. The competence of foundations is also in question and needs further investigations.

- This viability exercise, and the application strategy built around it, is trying to balance the considerable known costs; the potential for unexpected / abnormal costs; and the likely revenues that we believe can be achieved at this time.

1.4 The first table, below, breaks the site down by uses; and the second works by building.

Use	Use Class	Total Amount (sqm)	Location	Tenure	Restrictions and Notes
Light Industrial	E g) ii) E g) iii)	1,881	New Building C (eastern courtyard) (Building 4 in Appraisal) Retained Building B (Brougham Road) (Building 6 in Appraisal)	Leasehold	Maximum unit size of 5,000sqft / 465 sqm, with ancillary office provisions only No HGV servicing
Office	E g) i)	747	Retained Labtex Use (Brougham Road) (Building 5 in Appraisal)	Leasehold	Labtex are likely to stay, but if they do relocate, this space would include potential single occupier, co-working areas or small local business suites. Parking has been provided to meet this future demand.
Food Retail	E a)	279	Ground floor West Mill	Leasehold	Limited to local convenience store (279sqm sales area, 93sqm storage / back of house)
Non- Food Retail	E a)	335	Lower ground floor West Mill	Leasehold	Maximum unit size 2,500sqft / 235 sqm. Assessed as Ea) space in TA and for parking demand. Potential to seek future amendments for Workshop / Studio (Hybrid Ea)/ Eg) uses) or Professional / Financial Services (Ec) uses)
Restaurant / Cafe	Eb)	121	Ground Floor West Mill	Leasehold	Maximum unit size 121 sqm, potential for smaller unit(s) or split to café / restaurant

Use	Use Class	Total Amount (sqm)	Location	Tenure	Restrictions and Notes
Gym	Ancillary to residential	181	Basement, East Mill	Linked to residential uses likely retained by freeholder	Limited to residents use only
Ancillary	n/a	469	Basements of East Mill and West Mill; space at Building A (Labtex) (Building 5 in Appraisal)	Linked to industrial, residential and retail uses-leasehold	Secure cycle parking, bins, charging, and maintenance for residential + plant
Residential	C3	60 units / 6,829	All of East Mill (32 units), Upper floors of West Mill (28 units)	West Mill likely to be leasehold; may hold or sell entire East Mill	Mix and tenure to be determined. All to meet NDSS requirements. Illustrative layouts show 2 bed units.

Building	Reference	Tenure	Uses	Area (sqm)	In this application?
Brougham Road Offices (Building 5 in Appraisal)	Building A / Labtex	Leasehold	Office (Eg)i)	747 sqm (8,040sqft in appraisal)	Yes
			Ancillary	191 sqm	
Brougham Road Studios (Building 6 in Appraisal)	Building B	Leasehold	Eg) ii / Eg) iii) with ancillary office space	1,300 sqm (14,200sqft in appraisal)	Yes

Building	Reference	Tenure	Uses	Area (sqm)	In this application?
New Build Industrial (Building 4 in Appraisal)	Building C	Leasehold	Eg) ii / Eg) iii) with ancillary office space	581 sqm (6,250sqft in appraisal)	Yes
East Mill (Building 3 in Appraisal)	n/a	TBC Assumed to be mothballed in appraisal. Possible sale; possible development and leasehold.	Residential (32 units)	4,027 sqm	Building repairs included, uses and fit out included in technical work. Note: Combined area is 4,208sqm; in appraisal as 45,296 sqft
			Resident's Gym	181 sqm	
West Mill (Building GF West Mill Retail and West Mill Residential in Appraisal)	n/a	TBC Assumed to be mothballed in appraisal. Probably BTR /leasehold given retained freehold for ground floor retail	Residential (28 units)	2,802 sqm	Lower Ground and basement uses, plus building repairs included. Upper floor uses and fit out included only in technical work. In appraisal at 30,161sqft
			Leasehold	Food retail (net sales)	279 sqm
			Food Retail (back of house)	93 sqm	Note: Combined area is 1,106sqm; in appraisal as 11,905 sqft for

Building	Reference	Tenure	Uses	Area (sqm)	In this application?
			Non-Food retail	335 sqm	commercial areas
			Café / Restaurant	121 sqm	
			Ancillary	278 sqm	