

Heritage Buildings

Capability



AspinallVerdi are Chartered Surveyors and Town Planners with specific knowledge and experience of regeneration and refurbishment of Listed Buildings. We bring together a broad range of planning and development services into one fully integrated property regeneration practice.

We are an independent niche practice which prides itself on providing evidence based advice. We offer pragmatic robust consultancy and deliverable solutions to the most difficult of challenges.

Our Services\

- Enabling Development
- Economic Viability and feasibility studies
- Financial modelling and funding
- Market testing and demand analysis
- Securing end users and developers
- Negotiating development agreements and transactions
- Options studies and business case preparation
- Visioning and concept development
- Development management
- Asset Transfer/Social Enterprise

Heritage Schemes\

A selection of our project experience is set out below -



Parsonage Hotel (Selby District Council) - AspinallVerdi was commissioned to review the case for 'Very Special Circumstances' in terms of the economic viability of a proposal to develop a spa building in the Green Belt. We analysed the proposed development, the Listed hotel's trading performance, undertook detailed market analysis of the competition and prepared a detailed viability appraisal. We found the investment had the potential to generate additional turnover and profit for the hotel and was sustainable as a business.



Kirkleatham Stables (Redcar Council) - Kirkleatham Hall Stables and Garden Features are listed as buildings of special architectural or historic interest and are individually classified as Grade I, II and II*. AspinallVerdi completed a feasibility study examining the future use options for the Stables and undertook a robust examination of the current property market context for residential, managed workspace, tourism and leisure, and bespoke uses. AspinallVerdi then prepared bespoke financial appraisals of use options and prepared in-depth delivery approaches were developed to facilitate action by the Council including a delivery action plan.



Lords Mill, Honley (Le Roy Estates) - AspinallVerdi was appointed to undertake detailed financial appraisals for the former mill at Honley, namely Lords Mill. The project required the construction of new housing in order to deliver a viable development scheme. The proposed development provides a total of 11 units, of which six are new build homes. AspinallVerdi produced a detailed economic viability report and undertook detailed residential market analysis of the wider area to understand values and produced detailed financial development appraisals and sensitivity testing to understand scheme viability for different options of new build.



Ancoats Dispensary, Manchester (Heritage Works) - The Grade II listed Ancoats Dispensary dates from the 1870s and is the last remaining building on the original Ancoats Hospital site, in one of the most deprived areas of Manchester. Work was undertaken with Heritage Works (national Building Preservation Trust) to explore the viable reuse of the building. The objective was to identify a viable future which funders could support. AspinallVerdi conducted extensive market testing with the public and private sector to identify end uses and users. AspinallVerdi also provided assistance with financial analysis of proposed development options and assessment of development risks and engaged with stakeholders to explore prospects of partnership working and support for the restoration and re-use of the building.



Wakefield Waterfront (CTP St James) - Ben was retained to provide regeneration funding and development advice for a heritage rich area on the River Calder in Wakefield which includes the Grade II* listed building 'Navigation Warehouse' and the new-build Hepworth Gallery. Ben prepared and negotiated joint venture development agreements; coordinated valuation and quantity surveying advice to reflect the evolving masterplan; prepared a bespoke cash-flow appraisal to illustrate funding streams; prepared a business plan to satisfy requirements of funding bodies; and provided strategic advice to developers in respect of the viability gap.



Corn Mill Fold, Horsforth (Gregory Property) - AspinallVerdi was appointed by Gregory Property to consider the viability of the development proposal for Corn Mill Fold which comprises a derelict building which has Grade II Listed status. The Mill building has been marketed on the basis of being an office/commercial building. AspinallVerdi provided an in-depth review of the local office market and undertook soft market testing with key stakeholders to assess interest. We also reviewed the scheme proposals and undertook detailed financial viability appraisals of the options. The preferred option is to redevelop the building to form a new building using the recycled materials.



St Luke's Chapel, Fulham Road, Chelsea (RB of Kensington and Chelsea) - We were retained by the Royal Borough of Kensington and Chelsea to undertake a commercial review of the developer's viability evidence to support their application for conversion of this Grade II* listed chapel to residential. The Chapel forms part of the 'The Brompton's' gated community development of the former Brompton hospital site. The original Brompton's development was for the conversion and new build to provide 60 residential units. This was granted consent subject to a S106 agreement which required the repair of the Chapel. We reviewed the viability evidence and demonstrated that the applicant had not established a coherent rationale for the proposed development.



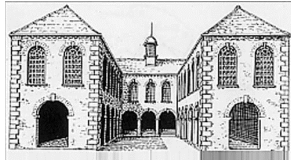
Holbeck Urban Village (Leeds City Council/Yorkshire Forward)- Ben project managed a multi-disciplinary team of economists, lawyers, urban designers, QS's and valuers to: test the development capacity of this 50 acres regeneration area; test the viability of development; and set the S106 developer contributions for public realm works. Holbeck Urban Village includes the Grade I listed Temple Works as well as Tower Works, Marshalls Mill and Midland Mill. In addition there are various new build projects on the vacant plots which are bring brought forward.



St Georges Mill, Huddersfield (Kirklees Council) - The mill is Grade II Listed and lies within a Conservation Area. Due to the prominence of the buildings it has been a key political issue in Kirklees and thus the Council wish to see the building brought back into beneficial use. Atam was initially involved in undertaking a market study to identify value generating uses which could be considered for usage in building, and subsequently was asked to assemble a design team (Stephenson Bell architects and Gleeds quantity surveyors) to undertake a detailed feasibility study which examined use options and the approach to design and delivery.



Manningham Mills, Bradford (Bradford City Council) - Ben was commissioned to prepare a detailed cashflow appraisal of the regeneration over a ten year programme. The cost of the restoration works was estimated to be in the region of £4.5 million. However to secure the long term viability of the complex it was calculated that restoration was not enough and further investment was required in the region of £16 million. Ben carried out a marketing campaign to market test for developers and end users. Bradford Council subsequently purchased the building for £1 and Yorkshire Forward provided gap funding.



White Cloth Hall Court and Kirkgate THI Leeds (Vektor Investments and LCC) - AspinallVerdi acted for the owners of the First White Cloth Hall (Grade II*) in Leeds to assist with the formulation of development options for this significant listed heritage asset. The First White Cloth Hall is on Kirkgate in Leeds city centre and forms the key heritage building within the Leeds Kirkgate THI scheme. AspinallVerdi has been responsible for preparing development appraisals working with specialist architects and quantity surveyors.



Ashton (Old) Baths Manchester (HLF) - AspinallVerdi and Rider Hunt are currently advising HLF on the Ashton (Old) Baths Heritage Enterprise scheme which is being developed by PlaceFirst and Thameside Council. AspinallVerdi is providing the valuation and appraisal advice and Rider Hunt the cost consultancy. The project comprises the refurbishment and conversation of the 'Old Baths' building in the Ashton Town Centre Conservation Area. The original building dates from the late 18th Century and is grade II* Listed.



Northern Counties, Londonderry (HLF) - Similarly, AspinallVerdi and Rider Hunt are currently advising HLF on the Northern Counties Heritage Enterprise scheme which is being developed by the Derry Inner City Development Trust. AspinallVerdi is providing the valuation and appraisal advice and Rider Hunt the cost consultancy. The project comprises the refurbishment and conversation of the existing "Northern Counties" building in the historic centre of L/Derry walled city. The original building dates from the late 18th Century and is grade B1 Listed.



Sheffield City Hall (ERDF) - Ben was retained by Government Office for Yorkshire and the Humber to negotiate the ERDF funding for the comprehensive refurbishment of Sheffield City Hall. The City Hall had traditionally been an entertainment venue, however in order to attract ERDF funding Sheffield City Council developed a business plan to diversity the venue for commercial conferencing / exhibitions as well as concerts. Ben Aspinall led a team of accountants and quantity surveyors to appraise the business plan and the construction costs. Government Office agreed the proportion of additional profit and economic impact to be generated from the commercial activity relative to the entertainment activity and grant funding was awarded on a pro-rata basis. The City Hall was fully refurbished providing an additional conference/concert venue for Sheffield.