



University of
Salford
MANCHESTER

**New Little Mill,
Jersey Street,
Ancoats,
Manchester**

Gazetteer of Fixtures
and Fitting

Planning Refs:

116300/FO/2017 and
116301/LO/2017

Client:

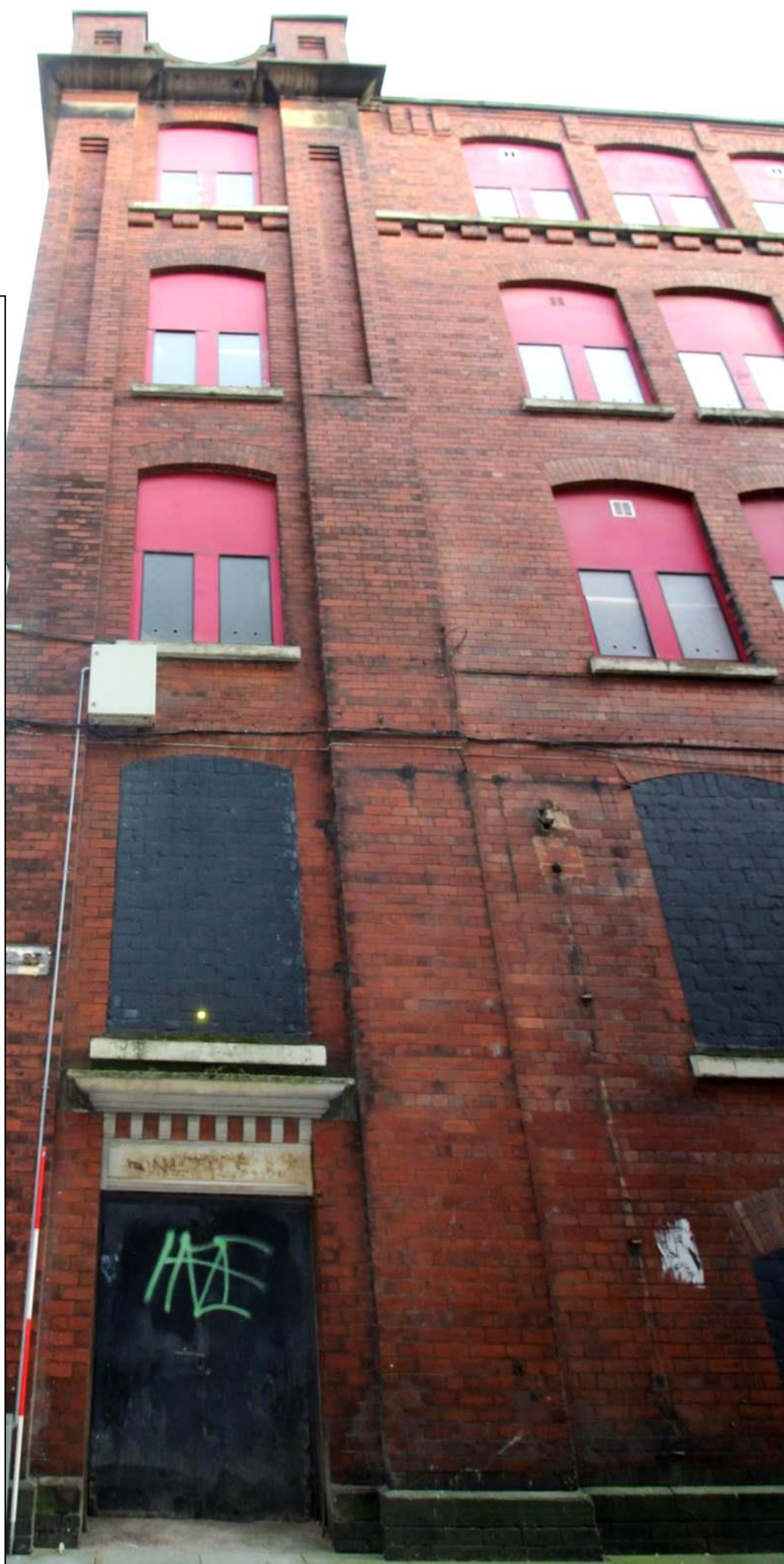
Eric Wright Construction

Technical Report:

Ian Miller

Report No:

2018/42



Contents

Summary	1
1. Introduction	2
2. Gazetteer of Fixtures and Fittings	3

Summary

Manchester Life Development Company 2 Ltd has obtained planning (116300/FO/2017) and listed building consent (116301/LO/2017) to deliver the proposed redevelopment of New Little Mill, a derelict cotton-spinning mill in the Ancoats area of Manchester that is afforded statutory protection as a Grade II listed building. The consented scheme allows for the repair, refurbishment and change of use of New Little Mill, including the removal of internal structure and construction of a new two-storey roof extension, to provide 68 residential apartments, car parking, hard landscaping, external lighting, access and servicing proposals and other associated works. The delivery of the scheme will inevitably necessitate the complete refurbishment of the building.

A condition attached to listed building consent requires an assessment of significance of any fixtures and fitting within the mill prior to commencing with the proposed development works. In order to gain a better understanding of the significance of the remaining artefacts, Eric Wright Construction, acting on behalf of Manchester Life Development Company 2 Ltd, commissioned Salford Archaeology within the University of Salford to inspect the remaining fixtures and fittings. This work was intended to inform a decision as to whether individual artefacts should be retained for display or long-term curation, or whether they could be discarded.

The inspection of the fixtures and fittings was carried out in June 2018, and concluded that very few merit retention. These include specialist ventilation bricks incorporated into the fabric of the electric-motor tower attached to the Jersey Street elevation of the building, and elements of the sprinkler system that survive in one of the tunnels that passes beneath Bengal Street between New Little Mill and the main Murrays' Mills complex, assuming that the tunnel will be simply brick-blocked as part of the development.

The other fittings inside the mill are of limited archaeological significance and historical interest, although some may have potential for display in the proposed public realm. These include two iron wash basin stands, an electric stop button, a manufacturer's name plate attached to a lift, and various components of the automatic sprinkler system. In the event of any or all of these items being unsuitable for use in the public realm, it is recommended that they are discarded.

1. Introduction

1.1 Planning Background

Manchester Life Development Company 2 Ltd has obtained planning (116300/FO/2017) and listed building consent (116301/LO/2017) to deliver the proposed redevelopment of New Little Mill, a derelict cotton-spinning mill in the Ancoats area of Manchester that is afforded statutory protection as a Grade II listed building. The consented scheme allows for the repair, refurbishment and change of use of New Little Mill, including the removal of internal structure and construction of a new two-storey roof extension, to provide 68 residential apartments, car parking, hard landscaping, external lighting, access and servicing proposals and other associated works. The delivery of the scheme will require the complete refurbishment of the building.

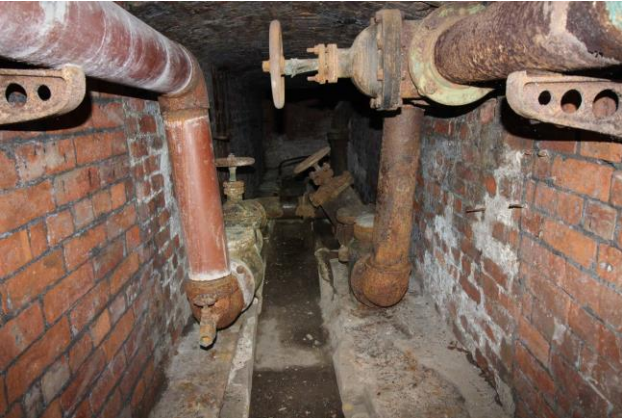
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The inspection of the fixtures and fittings was carried out in June 2018. The results are presented in this short report, which provides a brief gazetteer of the few fixtures and fittings that survive in New Little Mill.

2. Gazetteer of Fixtures and Fittings

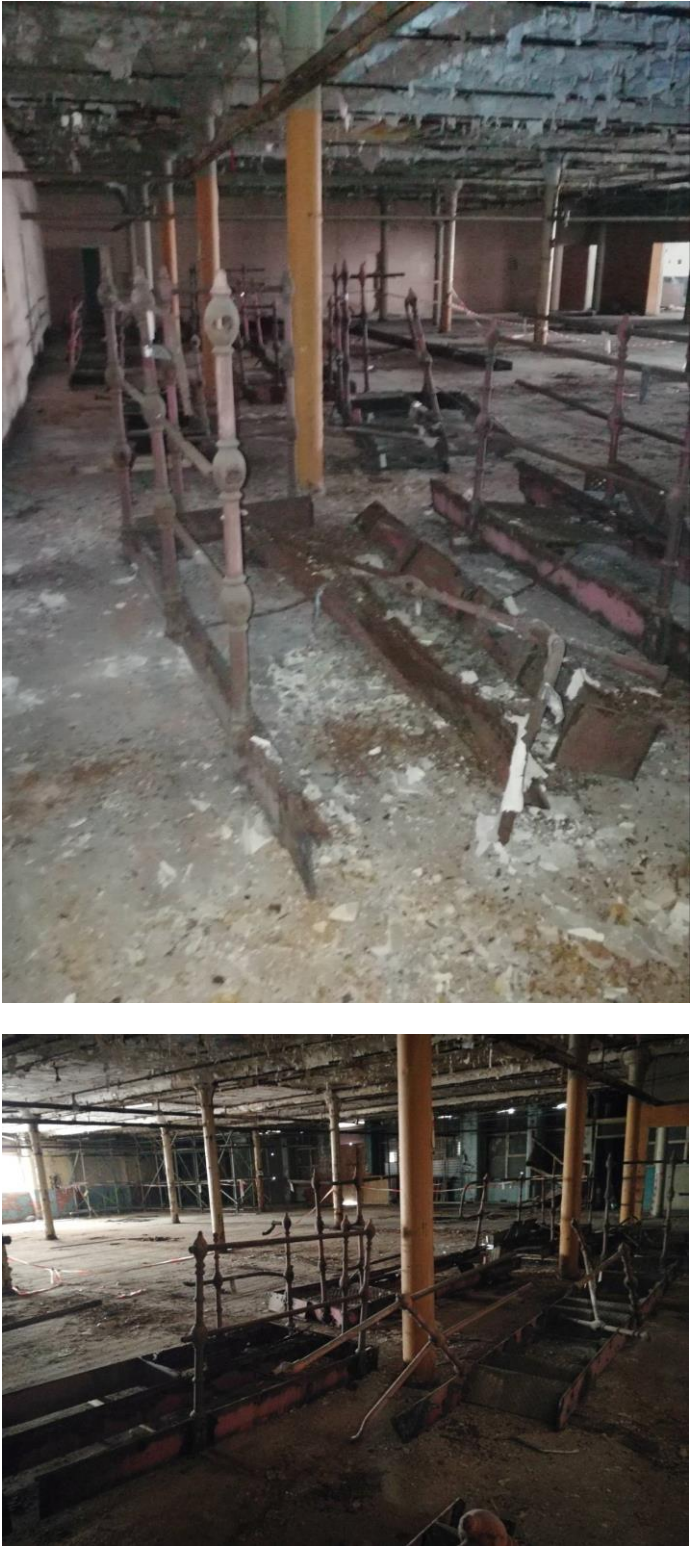
Item	Location	Significance
Air Vents  	Electric Motor Tower Jersey Street elevation	Rare survival of early 20th-century air vents for assisting the cooling of electric-drive motors. These vents provide a reminder that New Little Mill was one of the first textile mills in the world to have been powered entirely by electric drive motors. Medium / High Significance Retain <i>in-situ</i>.

Item	Location	Significance
Fire-Escape Brackets  	East External Elevation	Cast-iron brackets for the fire escape attached to the east elevation of New Little Mill. Whilst such brackets do not have a high rarity value, these represent comparatively ornate examples. Several of the brackets remain <i>in-situ</i>, but are of limited historic interest and their removal would not constitute significant harm to the building. Low / Medium Significance. The brackets may have some potential for display in the public realm, but could otherwise be discarded.

Item	Location	Significance
Sprinkler System  	Tunnel Beneath Bengal Street	Components of the sprinkler system passing through one of the tunnels beneath Bengal Street, together with a channel cut into the concrete floor for electric cables from the substation on the main Murrays' Mill site. Low / Medium Significance. Retention <i>in-situ</i> would be the preferred conservation principle to be adopted in this instance, based on an assumption that access to the tunnel will be blocked as part of the development proposal.

Item	Location	Significance
Metal-Clad Timber Fire Door 	Basement	A hinged, metal-clad timber fire door across the doorway between the stairs and basement. The door is <i>in-situ</i>, but is of limited historic interest and its removal would not constitute significant harm to the building. Low Significance. The door may have some potential for display in the public realm, but could otherwise be discarded.

Item	Location	Significance
Sprinkler System Control Unit and Gauge  	Basement	Elements of the original sprinkler system survive in various locations in New Little Mill, with the most significant components being housed in the basement. These include the main water stop valve and pressure gauge. Low / Medium Significance Whilst retention <i>in-situ</i> is the preferred conservation principle to be adopted, the removal would not constitute significant harm to the building. If removal is necessary, the sprinkler system components should be retained for possible incorporation into the public realm works.

Item	Location	Significance
Fire Escape 	Ground Floor	Components of dismantled fire escape, typical of 20th-century textile mills. The ironwork is in poor condition and unsuitable for re-use. The items are <i>ex-situ</i>, and are of limited historical / archaeological interest. Low Significance. Little or no potential for display in the public realm. Discard.

Item	Location	Significance
Safe 	Ground Floor	A safe situated on the ground floor of the building. The safe is of limited historic interest and its removal would not constitute significant harm to the building. Low Significance. The safe may have some potential for display in the public realm, but could otherwise be discarded.

Item	Location	Significance
Metal-clad Timber Fire Door 	Ground Floor	A sliding, metal-clad timber fire door across doorway between stair tower and ground-floor carding room. The door is <i>in-situ</i>, but is of limited historic interest and its removal would not constitute significant harm to the building. Low Significance. The door may have some potential for display in the public realm, but could otherwise be discarded.

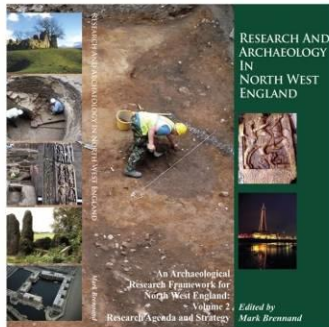
Item	Location	Significance
Metal-Clad Timber Fire Door 	First Floor	A sliding, metal-clad timber fire door across doorway between stair tower and first-floor spinning room. The door is <i>in-situ</i>, but is of limited historic interest and its removal would not constitute significant harm to the building. Low Significance. The door may have some potential for display in the public realm, but could otherwise be discarded.

Item	Location	Significance
Metal-Clad Timber Fire Door 	Second Floor	A sliding, metal-clad timber fire door across doorway between stair tower and second-floor spinning room. The door is <i>in-situ</i>, but is of limited historic interest and its removal would not constitute significant harm to the building. Low Significance. The door may have some potential for display in the public realm, but could otherwise be discarded.

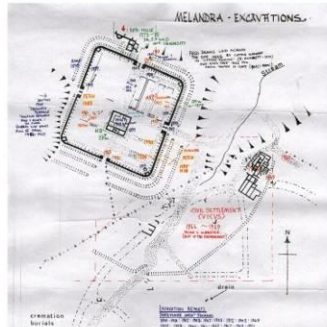
Item	Location	Significance
Washbasin Stand 	Third Floor	The remains of two washbasin stands surviving <i>in-situ</i> on the third floor, representing an unusual feature within an early 20th-century textile mill. Low / Medium Significance Removal of the item is anticipated, but this would not constitute significant harm to the building. The item could be retained for possible incorporation into the public realm works, but otherwise discarded.
Electric Stop Button 	Third Floor	A electric stop button fixed to one of the columns on the third floor, representing a very early example of the application of electric power in a textile mill Low / Medium Significance Removal of the item is anticipated, but this would not constitute significant harm to the building. The item could be retained for possible incorporation into the public realm works, but otherwise discarded.

Item	Location	Significance
Lift Name Plate  	Lift	The lift that served the various floors in New Little Mill was manufactured by Etchells, Congdon & Muir Ltd. This firm was based in Ancoats, and manufactured lifts from the early 20th century through to 1966, although very little is known about the company history of their works. Whilst the lift is of no significance, <i>per se</i>, the maker's plate bearing the name of Etchells, Congdon & Muir Ltd has some potential for display in the public realm, and should be salvaged from the rest of the lift structure and retained as a reminder of the diverse range of industries that were based in Ancoats.

CONSULTANCY



DESK BASED ASSESMENTS



WATCHING BRIEF & EVALUATION



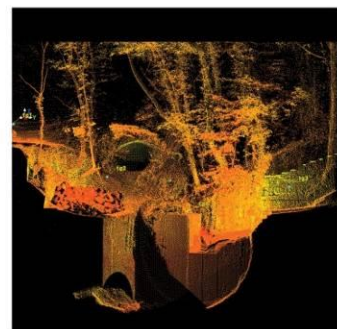
EXCAVATION



BUILDING SURVEY



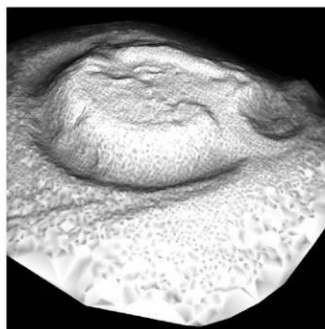
3D LASER SCANNING



COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



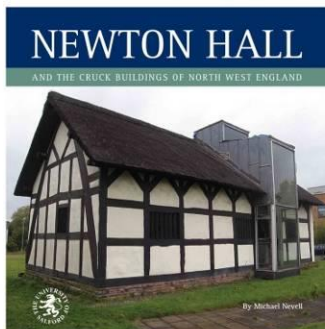
GEOPHYSICAL SURVEYS



WORKSHOPS & VOCATIONAL TRAINING



RESEARCH PUBLICATIONS



SEMINARS, DAYSCHOOLS CPD EVENTS

