Proposed Façade Opening,
New Little Mill,
Jersey Street,
Ancoats,
Manchester

Planning Application (Listed Building)

1. The Proposed Repairs

1.1 Background to the Proposed Repairs

Manchester Life Development Company 2 Ltd (MLDC2) has obtained planning (116300/FO/2017) and listed building consent (116301/LO/2017) to deliver the proposed refurbishment of a derelict cotton-spinning mill that is afforded statutory protection as a Grade II listed building. Known as New Little Mill, the building lies on Jersey Street in the Ancoats area of Manchester city centre, and forms part of the acclaimed Murrays' Mills complex of textile mills.

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.

In order to deliver the consented scheme, Eric Wright Construction Ltd, acting on behalf of MLDC2 Ltd, need to facilitate access for machinery, plant and equipment into the building, although all of the existing access points are too small for this to be possible. It has therefore been proposed that a new, temporary, 6 x 6m opening will be made in the Radium Street elevation of the building. There are two options for the precise location of the new opening, and the one selected will be determined once the detailed design of the steel frame has been completed.

All work will be carried out in accordance with a Method Statement devised by Eric Wright Construction Ltd, which should be consulted in tandem with this statement.



The proposed new temporary opening in the façade of New Little Mill



The two options proposed for the new temporary opening in the façade of New Little Mill

The Blue Highlighted area has been selected for the opening

1.2 Impact on Historic Fabric

Having explored all options available, it is evident that there is no alternative to creating a new aperture in the listed building to enable the plant and equipment to be installed in the building. It is also clear that the design proposals for the repair and repurposing of the building cannot be delivered without this plant and equipment.

The proposed works will require the removal of original brickwork, together with later brick-blocking of window apertures at ground and first-floor level. It has been calculated that the volume of bricks to be removed equate to 0.00565% of the total brick fabric of the building. In accordance with the Method Statement, all bricks will be removed carefully by hand once a temporary propping system has been installed, and as many bricks as possible with be stacked onto pallets for storage. Upon completion of the interior repair works, the bricks will be replaced and the façade restored to its original condition, with any defects that are currently present in these areas repaired.

An archaeological building survey, commensurate with an Historic England Level 3-type historic building investigation, was undertaken at an early stage in the design process. This involved the production of a detailed measured survey of the Radium Street elevation of the building, coupled with a written and photographic record, which has created a comprehensive record of the historic fabric that will be removed temporarily as part of the current proposal. This record will offset the harm of creating the new openings, and will also enable the brickwork to be reinstated as closely as possible to existing. Once completed, the impact on the historic fabric is considered to be negligible, whilst the benefits of returning the redundant mill to sustainable long-term use far outweigh the temporary adverse effects of creating a new opening.

The proposed works will be monitored archaeologically to ensure that a detailed record of the historic fabric is compiled during its removal, and any new data generated during this exercise will be added to the existing archaeological record.

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