

Design and Access Statement & Heritage Statement

Flat 513 Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Replacement of 4no. windows and frames

Existing Property

The application relates to a fifth-floor apartment situated on the south-facing elevation of Victoria Mill, located off Lower Vickers Street. Victoria Mill is a prominent Grade II* listed former cotton mill, converted into residential use in the late 20th century. The building is characterised by its distinctive red/orange brickwork and traditional timber-framed windows.

The subject flat features four smaller timber windows, typical of the upper floor configuration, which differ in proportion from those on the lower levels. All windows are single-glazed and have deteriorated significantly due to age, rot, and prolonged exposure to moisture. Each unit comprises a fixed lower pane and a top-hung casement above, and faces directly onto the adjacent riverside.



South Elevation showing Fifth Floor timber windows to be replaced along waterfront



Existing windows

Heritage

Victoria Mill is a former cotton spinning mill constructed between 1867 and 1873 by William Holland, based on designs by renowned mill architect George Woodhouse.

The building is a double mill, rising six storeys in height and built from red brick with stone detailing. Its architectural style is Italianate, a design commonly favoured for large industrial buildings in the 19th century.

Following fire damage in the 1890s and early 1900s, various extensions and modifications were made. The mill eventually closed in 1960 and remained unused until 1989, when the south-west portion was converted into residential apartments and the north-east section repurposed as office space. During this conversion, the original windows were replaced with painted softwood frames, echoing the original buildings design.

The Grade II* Listed building has been recorded on Historic England as follows:

MANCHESTER

SJ8599 LOWER VICKERS STREET, Miles Platting

698-1/15/747 (South side) 29/11/88 Victoria Mill

GV II*

Cotton spinning mill, now disused; a double mill built in 2 phases in 1869 and 1873. George Woodhouse, architect, for William Holland. Red brick with yellow brick dressings; roof not visible but probably slate. Fire-proof internal structure. U-plan formed by 2 large rectangular spinning mills, joined by a central engine house. Symmetrically planned about a central stair turret wrapped around the chimney with engine house (rebuilt in 1902 on conversion to rope drive) and boiler house to the rear, in the centre of a narrow courtyard formed by the 2 mill ranges to either side of the stair tower, a 3-window range, that to left with former internal engine house marked by partially blocked round-arched window; the right hand range obscured by a brick shaft of 1920. This central block is flanked by the 2 spinning mills, each a 6-storey, 11x10 bay block, with stressed angle pilasters (extended as privy towers to N elevation). Italianate detail of spinning mills, which have segmentally headed windows to 5 storeys, and coupled round-headed windows to the upper storey, arcaded with shafts and continuous sill band. 2-window towers towards centre of each mill appear to be later additions. Interior not inspected, but constructional system almost certainly transverse brick arches carried on cast iron columns. Ancillary buildings survive to NW of site, but former blowing rooms and offices, which were built parallel to the front of the mill across a narrow yard, and a range of ancillary buildings to the SE are no longer extant.

A very large double mill for its date, which makes striking use of a distinctive industrial architectural vocabulary (especially in the economical design of combined stair tower and chimney). An excellent example of the development of a specifically industrial architecture, and of the work of George Woodhouse.

Listing NGR: SJ8590999261

Proposal

This proposal seeks to replace the existing single glazed window units with like-for-like double glazed timber windows that accurately replicate the original design. The new windows will match the original timber frames in material, profile and colour, preserving the historic character of the property and its contribution to the wider listed building. The design is supported by architectural drawings that outline precise measurements and the intended restoration of the original aesthetic.

Scale and Mass

The proposed windows will match the scale and mass of the originals exactly.

Conclusion

This proposal seeks to replace the deteriorated fifth-floor single-glazed timber windows at Victoria Mill with like-for-like double-glazed timber units that replicate the original design in material, profile and colour.

The works are necessary due to rot and age-related damage and will preserve the historic character of the Grade II* listed building without altering its scale, massing or appearance. The new windows maintain the existing fenestration pattern and enhance the building's thermal performance while respecting its architectural significance.

The proposal represents a sensitive and appropriate heritage intervention, aligning with national and local conservation policies. Listed building consent is therefore respectfully sought.