Design and Access Statement & Heritage Statement
Flat 13 Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LJ

Replacement of 2no. windows and frames

Existing Property

The property is a ground floor flat located in the south facade of Victoria Mill, off Lower Vickers Street. Victoria Mill is a Grade II* listed building that was converted into residential apartments in the late 20th century and is recognisable by its unique timber windows and strong red/orange brickwork. The flat features two large windows facing the river, each divided into eight panes. In both windows, four of the original timber-framed panes have been unlawfully replaced with white UPVC double glazed units. The local council has identified this as an inappropriate alteration and has requested that the affected panes be reinstated using timber frames to match the original design.



Figure 01. Existing building with un-approved white UPVC 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 non-compliant UPVC window units with like-for-like double glazed timber windows that accurately replicate the original design, as requested by the council. 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 a detailed specification from B.E.A.U Windows, along with architectural drawings that outline precise measurements and the intended restoration of the original aesthetic.



Figure 02/03. Existing UPVC windows (Left). Neighbouring property with original timber windows (Right). Proposed windows to match original as shown in Figure 03 (right).

Scale and Mass

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

Conclusion

The replacement of the existing UPVC window units with like-for-like timber double glazed windows is a direct response to the council's request to rectify unauthorised alterations. This proposal reflects a commitment to complying with heritage requirements and restoring the building’s original aesthetic. By working with specialist suppliers and providing detailed specifications and drawings, every effort is being made to ensure the replacement windows are in keeping with the historic character of both the flat and the wider listed building.