

PROJECT DESIGN

Historic Building Survey and Report (Revised Version)

VICTORIA MILL,
10 LOWER VICKERS STREET,
MILES PLATTING,
MANCHESTER,
M40 7LH

Client: Signature Living

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1. INTRODUCTION

Victoria Mill is a Grade II* Listed Building, the north-east half of which is presently being refurbished. It was designed by George Woodhouse, and was constructed in the period 1869-73, as a large multi-storeyed cotton mill. A historic building report is required to mitigate against historic fabric now being no longer visible.

2. PLANNING BACKGROUND

Although a number of historic assessments of the building have been undertaken over the last fifteen years, it is not known if any historic building survey has ever been undertaken.

A planning application was submitted by the client to Manchester City Council on 8 March 2018 (App No: 119321/JO/2018) to convert the north-east mill building to residential use. The City Council applied planning conditions to the consent, including No.16, which was:

“The development hereby approved shall be constructed in accordance with the Written Scheme of Investigation prepared by Cotswold Archaeology in January 2018 previously approved by the Local Planning Authority on the 5th March 2018.

Prior to the occupation of the development, confirmation that the approved works have been adequately implemented on site including the programme and methodology of investigation, the production of a final report on the significance of the archaeological and historical interest represented and the provision for archive deposition of the report and records of the site investigation has been submitted to and approved in writing by the Local Planning Authority.

Reason - To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest, pursuant to saved policy DC20.1 of the Unitary Development Plan for the City of Manchester and guidance in the National Planning Policy Framework”.

A WSI was prepared by Cotswold Archaeology (2017) which defined the scope of the watching brief to be carried out during the conversion works. However, the watching brief never occurred, and by May 2019, the new residential units were close to completion.

In order to mitigate for this, it was proposed that the client fund a report which integrated all existing available historic information on the mill building, combined with a small amount of new survey work, dependent upon the limited amount of historic fabric which still remains visible.

GMAAS proposed that upon completion of this proposed report, the client could then fund an appropriate level of public benefit, which may comprise an onsite information panel, or a leaflet for residents and visitors, or a popular publication, to outline the historic development and significance of the mill site.

3. PROJECT OBJECTIVES

Detailed survey work is required to be undertaken on the building. The required stages to achieve this are as follows:

- (1) Desk-based historic research, utilising identified sources
- (2) Limited site-based recording and interpretation
- (3) Reporting and archive production
- (4) Archive deposition

4. METHOD STATEMENT

In line with the objectives and stages of the archaeological work stated above, the following work programme is submitted.

4.1 Desk-based historic research

A programme of historical research, which will gather and discuss historical information relevant to the interpretation and understanding of the development of the building.

The research will examine both published works and primary documentary sources. These will include written material, historic mapping, photographs and other illustrations.

Relevant collections to be consulted will include:

Museum of Science & Industry (MOSI) (Frank Wightman drawings)
Bolton Archives (papers of Musgrave's Engineering Company)
Oldham Archives (papers of Platt Brothers, textile machinery makers)
Manchester Archives (Manchester City Building Surveyors records, trade directories, and cartographic sources)
GMAAS (records within Historic Environment Record, including the updated Greater Manchester Mills Survey)
National Monuments Record, Historic England (photographic collection)
George Watkins photographic collection of mill engines (NMR?)

4.2 Site recording work

4.2.1 Existing Building Survey

The existing digital building survey, of floor plans and elevations, appears to be an accurate representation of the structure. It is proposed to use this survey as a basis for limited new survey work.

4.2.2 Limited Historic Building Survey

The existing AutoCAD 2D drawings are to be modified to provide the following:

- (a) A ground floor plan with any visible reflected ceiling plan detail included.
- (b) A fourth floor plan with any visible reflected ceiling plan detail included.
- (c) External wall elevations to show evidence for fixtures & fittings related to rotary power.

Because much of the historic fabric is now obscured following boarding-out, extrapolation of features will be necessary to create a fuller picture. All drawings would be drawn/plotted to working field scales of 1:50 or 1:100.

4.2.3 Drawn records

The drawn field records would be created in AutoCAD 2010, then drawings produced in accordance with the guidance and drawing conventions outlined within Historic England's *Understanding Historic Buildings: A Guide to good recording practice* (2016); and *Recording Archaeological Field Monuments: A Descriptive Specification* (1999). However, with regard to CAD layering conventions within the former guide, it is proposed to use **nine** CAD layers, as follows:

These designated layers would be as follows:

LAYER NAME	LAYER CONTENT	LINE TYPE	LINE THICKNESS
(1) BORDER	Drawing borders	Solid black	0.40mm
(2) TEXT	All text, scales, compass points	Solid black	0.20mm
(3) CENTRELINE	Section lines, centre lines (machinery etc)	Dashed & dotted red	0.00mm
(4) ONCUT	Wall lines	Solid black	0.30mm
(5) BELOW CUT	Detail below or beyond cut line	Solid black	0.00mm
(6) ABOVE CUT	Detail above or in front of cut line	Dashed black	0.00mm
(7) FORMER CUT	Line of demolished or projected wall	Dashed black	0.30mm
(8) PLANNED CUT	Planned wall line, but never built	Dashed blue	0.30mm
(9) HATCH	Phasing cross-hatching	Solid black	0.00mm

Where possible, the drawings would be colour-phased, to indicate any perceived construction-period variations. Additionally, components would be colour cross-hatched to indicate material types, ie grey for iron/steel; light brown for timber; black stipple for gritstone; red stipple for red sandstone.

4.2.4 Textual description of buildings and features

The buildings will be described in their setting, and externally and internally, working on a system of floor and original (pre-1990) room numbering. Features of interest will be highlighted, and later modifications will be described and interpreted.

4.2.5 Photographic record

A limited photographic survey of the buildings will be undertaken. Externally, this will include the landscape context, and possibly some rectified photographs of accessible elevations. Internally, the record will include views of the open spaces, circulation, and detailed photos including features such as openings, masonry joints, any visible mason's and carpenter's marks, and construction and phasing details. This will be

undertaken in colour digital, with a minimum of six megapixels, using a wide angle lens, with scales in photographs where appropriate.

4.3 Fabric analysis and interpretation

4.3.1 Analysis

Analytical plans, and elevation drawings will depict the boundaries between identifiable building periods, phases of construction, and repair, including the positions of any reused material, colour shadows, or structural 'ghosting' indicating removed components.

4.3.2 Interpretation

An interpretation of the fabric history will be offered in the light of the evidence generated during the building survey, augmented by the evidence from the existing corpus of cartographic and historical research. Attention will be focused on the original plan form of the buildings, how it may have functioned and how circulation occurred, and the nature and extent of subsequent alterations to the fabric.

4.4 Archive and report

4.4.1 Archive

The results of Stages 3.1 - 3.4 will form the basis of a fully integrated archive to professional standards, in accordance with current Historic England guidelines, *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide* (2015).

The digital archive drawings will be presented in AutoCAD 2010, in dwg files, as stipulated by the National Trust. All drawings will be produced in AutoCAD, at A3 format. Each sheet will be fully titled. Drawing conventions for plans and sections will follow the general guidelines as issued by Historic England in *Understanding Historic Buildings: A Guide to good recording practice* (2016) .

Digital photographic images will be titled, and will be included within the report as part of the fabric survey. These will also be provided in JPEG form. It is anticipated that somewhere around 30-40 photographs will be presented.

The textual archive will be provided both as a printed document and on USB penstick in Word and PDF format.

4.4.2 Reports

Two bound and a digital copy reports would be prepared for submission to the client. Each report would be in two sections; firstly the textual report at A4 format, and secondly the drawings and photographs, at A4 and A3 format. These reports will present, summarise, and interpret the results of the programme detailed in Stages 4.1-4.3, and include appropriate illustrations, including copies of the buildings plans and elevation drawings, reduced to an appropriate scale (although drawings are field recorded at 1:50 or 1:100, it may not be always appropriate to reproduce them at this scale). The report will summarise the history of the site, and include a full text

recording the significance of the archaeological and architectural evidence. Recommendations will be produced to highlight potential for any further recording or watching brief works. Paper and digital copies of the reports would be submitted to Manchester City Council and GMAAS.

The report layout will be as follows:

Abstract Summary

- (1) Introduction, explaining background to work
- (2) Scope & methodology
- (3) Location, including geology, geomorphology, aspect & soils
- (4) Historical background of the site, with reference to historical maps and material derived from desk-based research (4.1 above).
- (5) Building descriptions, on external elevation and original room-by-room basis, including floor plans, structures, features and materials.
- (6) Any below-ground archaeology potential, including for 'lost' buildings, structures, or features.
- (7) Site interpretation, including reference to similar buildings within the Manchester area.
- (8) Sources & bibliography
- (9) Index to photographic archive

Building location plan, based upon the detailed topographic survey.

Map regression for the site, using the relevant historical maps (mainly O.S.), as well as copies of all historic photographs and images of the building.

Floor plans and elevations for the buildings, with archaeological details indicated.

Plates – digital photographs reproduced in colour, in excess of 1200 dpi. The plates will include copies of any historical images.

4.5 Other Matters

4.5.1 Project monitoring

Any proposed changes to this project design will be agreed with the client prior to commencement of any fieldwork. A preliminary meeting could be arranged at the outset of the project, if necessary. Further meetings to review the progress of work could occur during the programme. Manchester City Council and GMAAS would be informed before commencement of fieldwork.

4.5.2 Health and Safety

Full regard will, of course, be given to all Health and Safety considerations. Matrix Archaeology fieldwork conforms to all the provisions of the SCAUM (Standing Conference of Unit Managers) Health and Safety manual. Risk assessments are undertaken as a matter of course for all projects.

4.5.3 Access

Matrix Archaeology and sub-contractors should be provided with unrestricted access to the buildings for the duration of the individual archaeological surveys. The client's engineer should advise on any areas which are deemed unsafe for working.

4.5.4 *Independence*

Matrix Archaeology is a limited company, taking full employment responsibility for all of its employees and sub-contractors.

5. TIMETABLE

Production of final report within 10 working weeks following commission.

6. RECOMMENDATIONS

It is proposed that the report is used as a basis for one of the following:

- (a) An onsite interpretation panel, explaining the known history and archaeology of the mill site.
- (b) A leaflet for distribution to the residents and public, containing relevant historical and archaeological information.
- (c) A popular booklet, produced following the existing format of '*Greater Manchester's Past Revealed*'.

7. STAFFING

The fieldwork will be undertaken by **Mark Fletcher, BSc, MAAIS** (Matrix Archaeology Director). He has worked as a professional archaeologist since 1986.

His former employment posts are as follows:

Supervisor and Project Officer with ***Trust for Wessex Archaeology***, 1985-87; Project Manager with ***Greater Manchester Archaeological Unit***, 1987-94; Senior Project Manager with ***Lancaster University Archaeological Unit***, 1994-1997; Senior Managing Archaeologist with ***West Yorkshire Archaeological Service***, 1997-2000. Set up ***Matrix Archaeology*** of Manchester as a commercial contracting and consulting body in March, 2000.

The desk-based historic research will be carried out by **Dr Peter Arrowsmith** who is a specialist in the use of historical sources for the interpretation and understanding of standing buildings and below-ground remains, and was previously Deputy Director of the former University of Manchester Archaeological Unit (UMAU).

8. COSTINGS

The full cost of the Historic Building Survey report will be £6,470.00 plus VAT, inclusive of all expenses.

UNPUBLISHED SOURCES:

Archaeological Research Services Ltd 2016 *Victoria Mill, Miles Platting, Manchester: Heritage Statement* Report 2016/156

Architectural History Practice Ltd 2006 *Victoria Mill: Historic Building Appraisal*

Cotswold Archaeology 2017 *Victoria Mill, Miles Platting, Manchester: Written Scheme of Investigation for a Watching Brief and Historic Building Survey* CA Project: 6412