

Design, Access and historical statement

Proposed internal Alterations to:

Apartment 107
Victoria Mill, Miles Platting,
Manchester

M40 7LJ

On behalf of:

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1.0 Introduction

This Heritage Statement has been prepared in support of minor internal alterations at Flat 107, Victoria Mill, a Grade II* listed former industrial textile mill converted to residential use. The proposals seek to improve internal functionality and living standards while respecting the architectural, historic, and industrial significance of the building.

2.0 Historical Context

Victoria Mill is a nationally important example of Manchester's textile heritage and forms part of a wider group of 19th-century mill structures representing the city's industrial growth. Its heritage value derives from:

- **External architectural character and distinctive elevation treatment** typical of the Victorian mill typology, contributing to the recognisable industrial townscape of East Manchester.
- **Scale, form, and retained industrial identity**, including brickwork, iron structural framing, and original mill window proportions which clearly express its historic production purpose.
- **Internally, retained original structural elements**, including exposed brick walls, cast-iron columns, ceiling beams and historic floor volumes which articulate its former manufacturing function and allow the building's historic use to remain legible.

These characteristics place Victoria Mill within the story of Manchester's industrial prominence, providing evidential value relating to the city's economic history, engineering development and social patterns of labour.

The successful conversion and occupation of the mill in 2015–2016 represented a key phase in its conservation, securing its continued usefulness while maintaining visual and structural elements fundamental to its character. Within individual apartments, lightweight stud partitions constructed during this refurbishment form the contemporary subdivision of the large mill floors, providing modern habitation standards without altering or obscuring the underlying historic structure.

The continued adaptation of internal layouts is therefore a natural extension of this conservation approach — ensuring the mill remains viable, occupied and fit for modern residential life, while preserving and celebrating the defining industrial features that make the building significant.

3.0 Description of Proposals

The proposals relate solely to reconfiguration of two non-original, lightweight stud partitions installed during the 2015–2016 conversion. Their removal and reinstatement will:

- Adjust the internal room layout for improved circulation and contemporary living requirements.
- Not affect original fabric, load-bearing walls, iron columns, beams, historic brickwork, or external facades.

The works are reversible and will use modern studwork and plasterboard, mirroring existing construction.

4.0 Impact on Significance

The proposals have **no impact on the heritage significance** of Victoria Mill because:

- They concern only **modern insertions**, which were purposefully installed to subdivide flexible floorplates.
- All **original structural elements—including iron columns—will be retained and remain visually legible** within the open-plan character of the apartment.
- The intervention is **entirely internal** and will not affect external visual appearance or material character.
- The works are **reversible**, consistent with good conservation practice.

5.0 Appreciation of Iron Column

A cast-iron support column forms a key feature of the apartment’s surviving industrial structure. This element:

- Communicates the building’s functional engineering history
- Contributes materially to its internal character and aesthetic
- Acts as a visible marker of the original mill floor grid and load-bearing system

The proposed layout intentionally respects and visually celebrates this column — ensuring it remains exposed and integrated as a focal feature rather than boxed-in, concealed, or structurally altered.



Figure 1 – Existing Cast Iron Column

6.0 Previous Planning History

Listed Building Consent was granted on 8 May 2015 (ref. 108840/LO/2015/N1) for a proposal of very similar scope for the same client. The case officer, Helen Hodgett, confirmed that the internal alterations did not disrupt original fabric of the listed mill and that they improved the standard of living accommodation. This establishes a relevant and positive precedent for sensitive, entirely internal reconfiguration within the building.

7.0 Conclusion

The internal alterations proposed are minor, non-structural, and confined to modern stud partitions introduced in 2015–2016. They:

- Do not disturb original listed fabric
- Preserve visible historical features, including the iron column
- Maintain and enhance residential usability of an important historic asset

Accordingly, the proposals will sustain the heritage significance of Victoria Mill in accordance with national and local conservation policy and represent an entirely sympathetic and appropriate form of alteration.