



SALFORD
ARCHAEOLOGY
University of Salford

Client: Westchurch Homes

Issue: V1.0

22/02/2024

Marina Ropeworks, Brunswick Street, Heywood

Historical Building Investigation Statement



Salford
Environmental
Consultancy

Built / Historic / Natural



ISO
14001: 2015
45001: 2018



ISO
9001: 2015

Document Title:	Progress statement in support of the planning condition regarding Marina Ropeworks, Brunswick Street, Heywood		
Location	NGR SD 85290 10662		
Planning ref:	21/01796		
Version:	Version 1.0		
Prepared for:	Karl Taylor (Landpro Services – Archaeological Consultants)		
Client:	Westchurch Homes		
Issue Method:	By email only		
Digital location	Sharepoint/SEC/General/Projects/Active	Projects/Marina	Ropeworks, Heywood

Document Revision History

Date	Author	Summary of Changes	Version	Checked
22/02/24	Lewis Stitt	Document Creation	1.0	LWS

Contact

Name	Position	Email	Phone
Lewis Stitt	Project Officer	l.w.stitt@salford.ac.uk	0161 295 6286 07890 899079
Correspondence Address	Salford Archaeology, University of Salford, Peel Building, Salford, Greater Manchester, M5 4DW		

Copyright

This document has been prepared by Salford Archaeology, at the University of Salford, for the titled project or named part thereof and should not be used or relied upon for any other project without an independent check being undertaken to assess its suitability and the prior written consent and authority obtained from the Salford Archaeology. The University of Salford accepts no responsibility or liability for the consequences of this document being used for a purpose other than those for which it was commissioned. Other persons/parties using or relying on this document for other such purposes agrees, and will by such use or reliance be taken to confirm their agreement to indemnify the University of Salford for all loss or damage resulting therefrom. The University of Salford accepts no liability or responsibility for this document to any other party/persons than by whom it was commissioned.

1. Marina Ropeworks, Historic Building Investigation (Planning Ref: 21/01796/FUL)

- 1.1 Westchurch Homes has received planning consent for the residential development of up to 72 dwellings including landscaping, boundary treatments, public open space and infrastructure following demolition of existing buildings and associated structures. The site is bounded by Fox Street to the north, Hill Street to the east, private residential dwellings to the south and Brunswick Street to the west (Plate 1).



Plate 1: Recent aerial image looking north across the Site

- 1.2 The site is currently occupied by the former Marina Ropeworks which was originally established in 1843 as Cartridge Works founded by William Healey. The extant buildings within the site were constructed in multiple phases spanning from 1850 to the later 20th century.
- 1.3 The ropeworks continued to manufacture rope until 2021 when the current owners, Ibex Marina Ropeworks Ltd constructed a modern purpose-built works in Bury and subsequently close the works on Brunswick Street.
- 1.4 Two planning conditions were attached to the consented redevelopment of the site which included the need for a Project Design (formally known as a Written Scheme of Investigation) for the undertaking of a Level 3-type Historical Building Investigation (condition 4) and a targeted archaeological evaluation (condition 6). Lanpro Services Ltd, who are archaeological consultants to Westchurch Homes commissioned Salford Archaeology to undertake a level 3-type survey which this statement is in relation to.
- 1.5 The historical building investigation was conducted on the 12th, 13th and 15th February 2024. The survey was undertaken to a Level 3 standard comprising a photographic record and site descriptions. A 3D point cloud of the site, using a laser

scanner, was also completed and will be used as a basis to produce detained plans, elevations and cross sections as needed under Historic England's guidelines.

- 1.6 However, two areas of the site, warrant further investigation after the soft strip of the works. Firstly, the ground floor of the office building which fronts Brunswick Street currently contains modern office furniture, modern partition walls and a false suspended ceiling. These late 20th century interventions have obscured earlier history fabric which will need to be recorded prior to the demolition of the building. Secondly, the eastern elevation of the c. 1890-1908 building which fronts Hill Street was largely obscured by mature trees and overgrown vegetation. Both areas have been recorded in their current state, however further recording is needed to complete the survey.
- 1.7 Below is a sample of photographs of the former Marina Ropeworks to date, along with evidence of the 3D point cloud prior to the creation of the detailed drawings needed to fulfil the requirements of a Level 3 survey.

2. Sample Photographs



Plate 2: General view of Marina Works, facing south-east



Plate 3: The western elevation of the office building fronting Brunswick Street, facing east



Plate 4: General view of the original 1850 warehouse fronting Wesley Street, facing south-west



Plate 5: General view of the western elevation to the ropery, facing south-east



Plate 6: Western elevation of the engine house, facing east



Plate 7: Western elevation of the c.1890-1908 building fronting Hill Street, facing west



Plate 8: Internal view of the original ropery, facing south

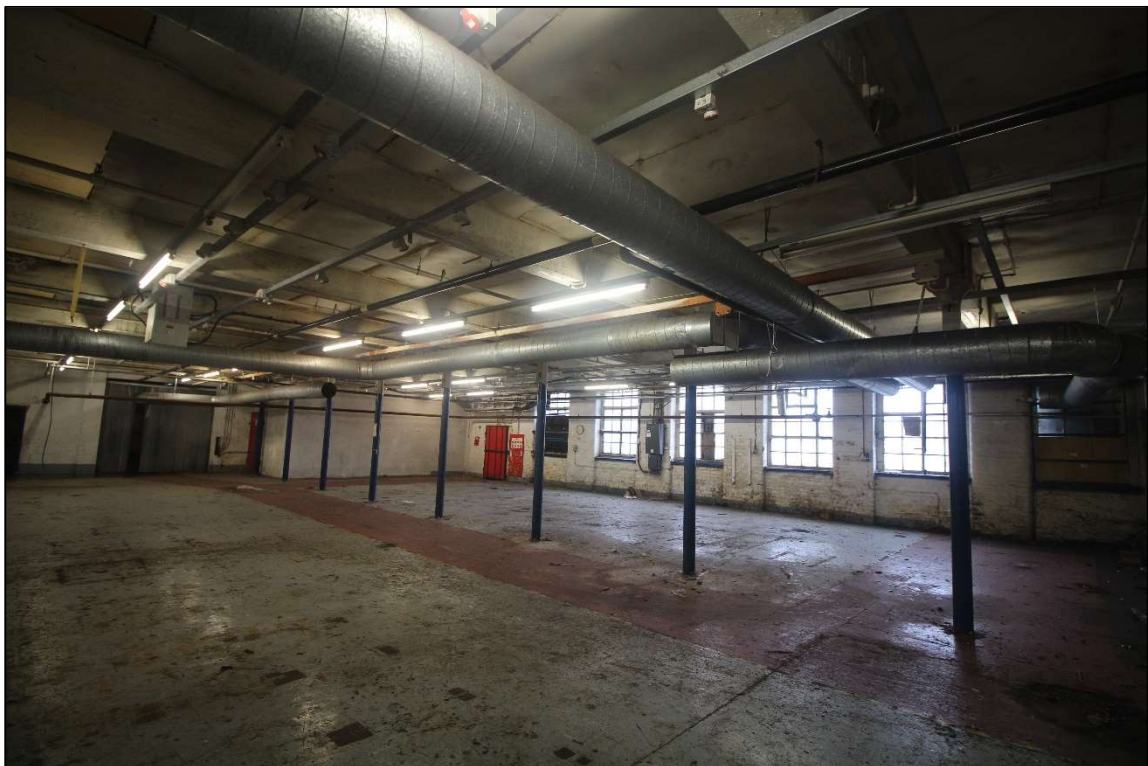


Plate 9: General view of the c.1890-1908 rear shed



Plate 10: The ground-floor of the c.1890-1908 shed fronting Hill Street, facing north



Plate 11: General view of the ground floor of the office building, facing south

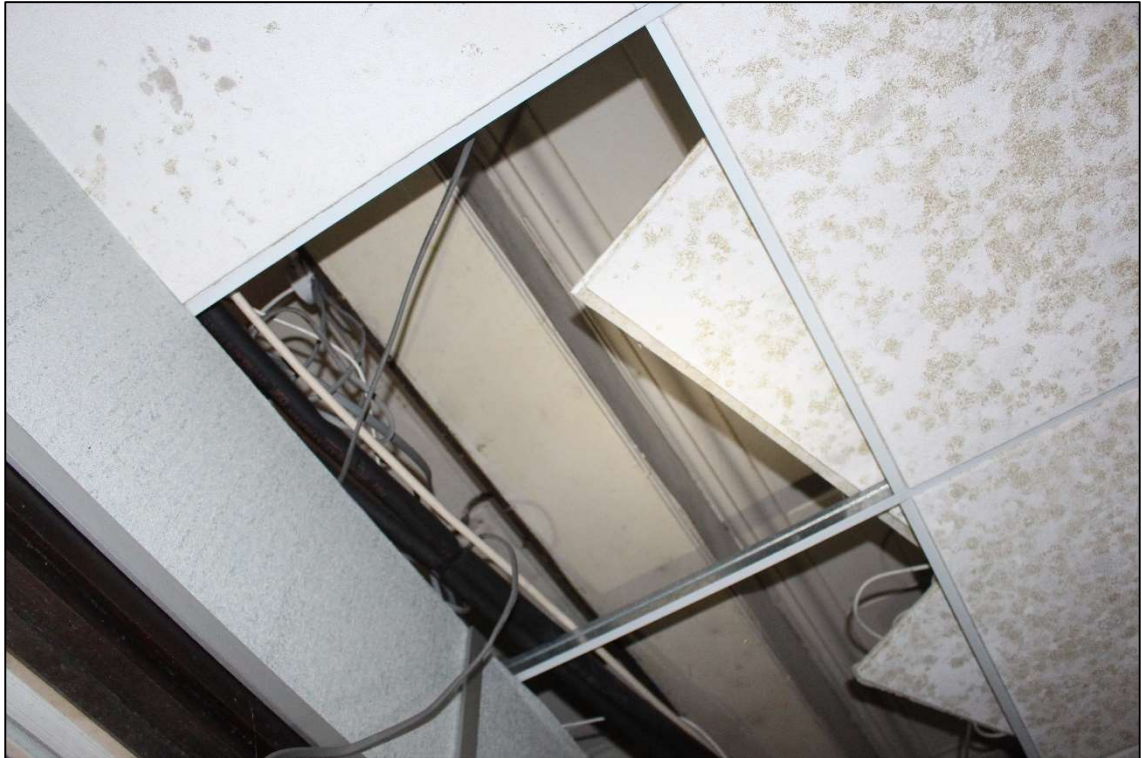


Plate 12: Detail of the obscured ceiling detail to the ground floor of the office building



Plate 13: General view of the second floor of the office building, facing south



Plate 14: General view of the second floor of the original warehouse, facing east



Plate 15: General view of the ground floor to the engine house, facing south



Plate 16: General view of the first floor to the engine house, facing west

3. Point cloud data



Plate 17: Birdseye view of Marina Ropeworks taken from the 3D digital point cloud



Plate 18: Second floor plan of Marina Ropeworks taken from the 3D digital point cloud