

Heritage Statement in Support of an Application for the Proposed Renovation and Re-purposing to Residential Use of Vacant Former Co-op Retail Premises at 266 Bamford Road, Hooley Bridge, Heywood, Rochdale OL10 4AA

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On behalf of: Mr. Peter Wright, the building owner**

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(Reference Drawings: BM/0722/BAM/PL1, 2, 3 and 4.
Existing and Proposed Site Plans, Plans and Elevations.)

Statement

1. We recognize the importance of the Hooley Bridge Heritage and Conservation Area which is comprised principally of various mid to late 19th Century retail, residential and commercial mill and factory buildings that form an historically significant and reasonably homogeneous architectural street scene. Below we reference relevant sections of 'The 'Old Mills of Heywood' Project Heritage Guide' and ' Heywood Industrial Co-operative Society Heritage Trail Guide' both of which are freely available on-line. The Co-operative Society Hooley Bridge Branch store at 266 Bamford Road was built in first decades of the 20th Century and is a fine example of an Arts and Crafts or Decorative Arts influenced commercial building of great quality that reflects the pride of that organisation in those days. It was built to service the shopping needs of the local community and was part of a wider network of Co-op shops, warehousing, offices and even manufacturing premises in the Heywood Township. It is and has been since he purchased it my client's intention to preserve the existing architectural heritage of the existing building during any renovations or alterations and in particular the Bamford Road frontage cleaned and restored respecting the extant architectural merit of the building. Close attention paid to any renovations work above the shop front to match exactly the colour, textures and appearance of the existing architectural and decorative features and materials.

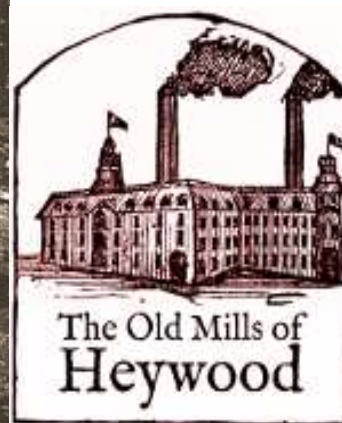
Brief History of the Hooley Bridge Heritage Area

The surviving heritage-listed mills at Hooley Bridge are a reminder of what was once a successful business and thriving local community. The first mill was established by Joseph Fenton in the quiet valley of Hooley Clough in 1826. It soon had two mills, one large shed occupied by 900 fustian looms constituted the factory, the machinery of which was driven by an 80 h.p. steam engine and a water wheel. A little village grew around the new mill, becoming home to about 160 cottagers. Their homes were among the best provided for workers in Heywood. The Fentons were determined to create an 'upstanding' community and so no beerhouses or public houses allowed in the area, and the company also set up a day school. The people who lived there were clearly expected to live sober, industrious lives.

Hooley Bridge area, Ordnance Survey map 1851



Aerial Photograph of Hooley Bridge, Mid 20th C



Despite these positive portrayals of the Hooley community, disaster hit when the factory was closed in the early 1860s due to a dispute within the Fenton family. Even after the closures, some of these people continued to live in the Hooley village in the hope that the mills would again be in full production. The village was founded in the early part of the 19th century. The mill proper is five stories high and 27 windows long. There is also another mill adjoining, six stories high, with a large shed that used to be occupied with 900 fustian looms; also winding, warping, and sizing, all complete, so as to work raw cotton through to finished cloth. These works were employed full time for 25 years at one period of their existence. The works were driven with an eighty-horse steam engine and a water wheel. There are from 100 to 200 houses. There was abundance of spare land about the mill and the houses, so that the cottager had his garden to grow vegetables for his family table, and

flowers, so precious for their perfume and refining influence. The workpeople of this once happy village were noted as the best housed, best fed, clothed, and educated of any villagers in Lancashire.

The mills remained closed and without an owner for a number of years. They were then acquired by the Hooley Bridge Property Co., and after various changes were made, William Rufus Lee took over in 1896 the works and much of the village was restored, with Victoria Terrace replacing Hall Street. The mill complex was enlarged with additional buildings during 1902-54.

A Hooley Bridge Timeline

First mill built 1826

Shed built 1837

Chimney built 1840

Boiler-house built 1846

Mills ceased working 1861

Bought by William Rufus Lee 1896

More buildings erected 1902-54

Five-storey spinning mill in northeast of the site badly damaged by fire, December 2006

No. 266 Bamford Road is listed at position no. 10 on Heywood Industrial Co-operative Society Heritage Trail

1. Heywood Industrial Co-operative Society was founded in 1850 and its first shop was in Longford Street. The first manager was a William Bell, a leading local Chartist. The Society prospered over the years and by 1950 had 8,000 members, a significant presence in the town centre and 17 branches throughout the districts. Heywood has a distinctive niche in the annals of Co-operation when it became the home in 1850 of Charles Haworth, the innovator of 'the divi', a founder member of the Rochdale Pioneers in 1844 and its President in 1845. He became auditor and keen supporter of the Heywood Society.

2. Hooley Bridge Branch store, 266 Bamford Road

Now an empty dilapidated building it once served a thriving industrial community. The Fenton Mills across the road manufactured cotton and there were numerous textile mills all around the Heywood area. The Co-op had its own mill 'The Perseverance', a Spinning and Weaving mill, built in Railway Street in the 1860's. An early photograph shows two employees outside the Hooley Bridge Branch Store perhaps celebrating a prize in a window display competition. The Co-op prided themselves on attractive window displays and there were national and local competitions.



In the 1960's the Co-operative Retail Services had branches but they retained the name Heywood Industrial Co-op Society. Thus the Co-op was part of everyday life right up to the mid 1980's when the last Co-op stores closed in Market Street.

Some photos of 266 Bamford Road below that show the following:

1. View of Bamford Road Frontage



2. View along Mine Street from Bamford Road



3. View along Mine Street towards Bamford Road and Historic Mills beyond



Conclusion

My client, Mr. Peter Wright, purchased this historic but vacant and delapidated building more than 7 years ago with the intention of investing in it's renovation and re-use as a residential unit on the First Floor Level and Loft Level accessed from an existing entrance on Mine Street. With an entirely separate existing secure storage unit at Ground Floor Level to be retained with principal access from Bamford Road.