

Heritage statement to support planning application
for change of use from pharmacy to laundrette
at Heybrook Corner Service Station
Halifax Road, Rochdale

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STEPHEN HAIGH

B u i l d i n g s A r c h a e o l o g i s t

11 Browcliff Silsden Keighley West Yorkshire BD20 9PN

www.stephenhaigh.co.uk

07986 612548

1 Introduction

- 1.1 This heritage statement has been produced to support a planning application to Rochdale Borough Council, for change of use from pharmacy to laundrette, at Heybrook Corner Service Station. The work was commissioned by the applicant AK Fuel Ltd.
- 1.2 The site stands next to the grade II listed building *Heybrook Mill*, a designated heritage asset within the terms of the NPPF. No other heritage assets are relevant to the application.
- 1.3 The change of use is proposed for a single-storey building of entirely modern character, and would involve very few external changes, none of which would harm the setting of the listed building.

2 Location

- 2.1 The application site lies at NGR: SD SD 90590 14116 on the south-west side of Hamer Lane, close to its junction with the A58 Yorkshire Street. It comprises a single-storey block with flat roof and faces north-west onto a petrol station forecourt. The south-east side adjoins the gable of the former woollen mill, part of the listed building.



Photo 1: Front elevation

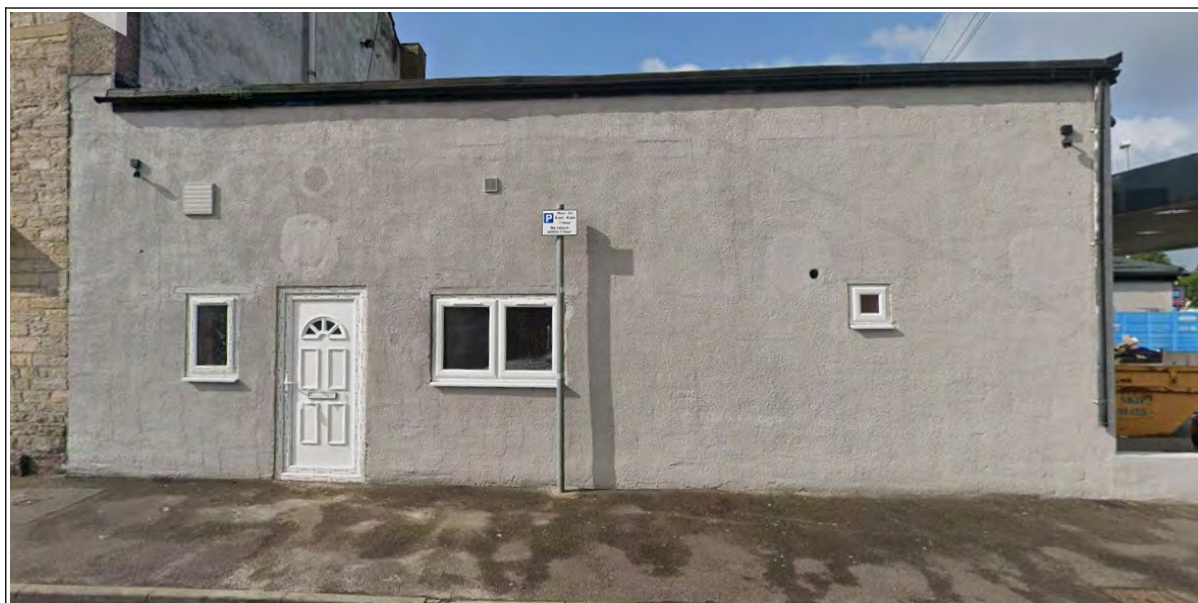


Photo 2: Hamer Street elevation (Google)

3 Proposal

- 3.1 Permission is sought for change of use. The only external alterations proposed are a slight reconfiguration of the modern shop-front facing the forecourt, and a new extraction duct in the Hamer Lane elevation; these are detailed on the drawing by A J Cocker Associates, ref D258-01.

4 Relevant heritage assets

- 4.1 The only heritage asset concerned is the grade II listed *Heybrook Mill*¹, first listed in 1996 and subject to a minor amendment in 2024. The list entry is included here as Appendix 1.

5 Historic Environment Record

- 5.1 The Greater Manchester HER's entry for the site² is reproduced in Appendix 2.

6 Assessment of significance

- 6.1 The existing pharmacy building is a mid 20th century brick-built, flat-roofed structure with no architectural or historic interest.

¹ National Heritage List entry 1268009 <https://historicengland.org.uk/listing/the-list/list-entry/1268009>

² HER number: 5380.1.0

- 6.2 The significance of Heybrook Mill lies in its architectural and historic interest as an early 19th century former woollen mill with nearby dwelling (Heybrook House), the latter originally of relatively high status and probably the home of the mill owner, but later subdivided. The Hamer Lane elevation is the most visible part of the mill and its coursed stonework, array of original openings, and later loading doors with hoist over, all form important visual elements to illustrate its early industrial function.
- 6.3 The pharmacy adjoins the historic mill's north-west gable, but very clearly forms part of the modern group of buildings within the petrol station, and does not contribute to the significance of any part of the listed building.

7 Impact of the proposal

- 7.1 The external changes are very small scale and all located within the existing modern structure, so they would have no impact on the listed building's setting. There would be no harm to the significance of the heritage asset, so the scheme is entirely acceptable as regards its impact on the historic environment.

Stephen Haigh, MA, Buildings Archaeologist
13 February 2026

Appendix 1: National Heritage List official entry

HEYBROOK MILL

Includes: Heybrook House Flats and attached boundary wall and gate piers ENTWISLE STREET.

Woollen mill and mill housing with boundary wall and gate piers. Mid C19. Coursed squared gritstone and brick, slate roofs. The site comprises the three-storey, seven-bay mill and a rear range at right angles, now housing, which was probably part of the complex.

EXTERIOR: main range parallel to street: entrance bay six, loading doors above, probably secondary as the tie-stone jambs match windows and do not extend below sill level. C20 doors, window frames. Paired windows on left return, no fenestration on the rear wall, but the careful stone coursing is altered to rubble where the mill wall is obscured by No.4 Hey Brook House (not included). The North gable end is rendered brick. The rear range, with access from Entwisle Street, comprises four single-fronted houses, the far left (No.1) and the third, (No.3) projecting, with hipped and gabled roofs. The coursed stonework centre and right is similar to the mill, to left the courses are thinner. The group has six-panel doors with overlights, Nos 1 and 2 with blocking piece above the cornice, Nos 3 and 4 have a shallow entablature below the cornice; plain stone surrounds. Fenestration varies on ground floor, left to right: four-pane sashes, wooden canted bay, two-light mullion, full-height stone canted bay. Other windows on 1st floor are similar to the mill, with tie stone jambs. Nos 3 and 4 have a moulded stone eaves cornice, that to Nos 1 and 2 is in timber.

Rear: brown brick in 5:1 English bond, right end rendered. Blocked paired round brick arches centre, inserted doors and windows, first floor former sash windows have stone lintels. The right return of the houses is attached to the mill with two brick arched buttresses and a brick wall.

Front boundary wall: approx. 2m high, coursed stone, extends from the South West corner of the mill and encloses a garden area, having a gateway on Entwisle Street with monolithic stone shafts approx. 2.5m high, with single-stone gabled capstones.

HISTORY: the 1848 map shows Hey Brook House on the site of the four houses, with a long attached range along Hamer Lane and returning on Yorkshire Street, with a rear yard entrance from the latter. The round-arched range opened onto the rear yard and the architectural evidence suggests that the house was rebuilt as smaller houses, probably shortly after the map was published.

Although incomplete, Heybrook Mill is an early surviving woollen mill in Rochdale, which had a thriving woollen industry before the introduction of cotton production.

Appendix 2: Historic Environment Record entry

NB: The references to Yew Vale Mill and Vale Mills appear to be mistakes as those names are not used for the site on any Ordnance Survey map.

Marked on both the maps as a woollen mill (1)(2). Early C19 stone-built mill. Town centre site. The mill building is 3 storeys high and has 7x3 bays. Small rectangular windows with stone lintels and sills. Gable slate roof. Horizontal stone blocks linking the windows. A 2-storey stone building has been added to the west side of this building, and this part of the site has now been converted into flats. The possible remains of internal shafting and piping have been exposed in the south end wall of the main building. (3)

"Yew Vale Mill" on map (1) and "Vale Mills" on map (2).

Heybrook Mill is an early to mid-C19 textile manufacturing site which represents an early survival from the period of woollen manufacture in Rochdale, which predated cotton manufacture. (4)

Woollen mill and mill housing with boundary wall and gate piers. Mid-C19. Coursed squared gritstone and brick, slate roofs. The site comprises the 3-storey, 7-bay mill and a rear range at right-angles, now housing, which was probably part of the complex. HISTORY: the 1848 map shows Hey Brook House on the site of the 4 houses, with a long attached range along Hamer Lane and returning on Yorkshire Street, with a rear yard entrance from the latter. The round-arched range opened onto the rear yard and the architectural evidence suggests that the house was rebuilt as smaller houses, probably shortly after the map was published. Although incomplete, Heybrook Mill is an early surviving woollen mill in Rochdale, which had a thriving woollen industry before the introduction of cotton production. (EXTRACT)(5)

Some broken windows noted. Fair condition, partly occupied. Below-ground archaeological potential: low. (6)[RR Field visit 20/03/2017]

[Housing] possibly of Georgian period (7). Marked on 1851 map (1).

2035-2036 (Photograph). SGM10599.

SF 3166 58-61 (Aerial Photograph). SGM9329.

<1> OS, 1848, OS 6" to 1 mile map Lancashire sheet 89 (Cartographic materials). SGM2389.

<2> OS, 1907, OS 25" to 1 mile (Cartographic materials). SGM5111.

<3> Williams, Mike, 1986, *The Greater Manchester Textile Mill Survey. Rochdale* (Unpublished document). SGM3577.

<4> English Heritage, 1994, HBAAC, 36 (Monograph). SGM6982.

<5> Historic England, 2022, The National Heritage List for England: <https://historicengland.org.uk/listing/the-list/>, Accessed 06/09/2022 (Website). SGM14541.

<6> GMAAS, 2017, GM Textile Mill Survey Review (Digital archive). SGM13736.

<7> P L Jelen, 1998, Letter suggesting that the building is of the Georgian period. (Letter). SGM12772.
