

Heritage statement to support planning application  
24/00506/FUL  
for first floor extension to pharmacy  
at Heybrook Service Station, Halifax Road, Rochdale

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## 1 Introduction

1.1 This heritage statement has been produced to support the current planning application to Rochdale Borough Council, for a first floor extension to the pharmacy at Heybrook Service Station. The work was commissioned by the applicant's agent Building Design Services, and a site visit was made by the writer on 27 February 2025.

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 believed to be relevant to the case.

1.3 Previous correspondence from the planning case officer states that: *"In its present form, the proposal would be refused due to the design and impact on the designated heritage asset"*. This follows receipt of a consultation response from the council's conservation officer, which notes:

*"The mill and associated housing are listed for their special architectural and historic interest, as an example of an early woollen mill. Many original features remain, and the complex of woollen mill, and manager's house is still clearly legible. The site makes an important and positive contribution to the character of the area....*

*The submitted plans do not accurately show the existing situation.... [and] ...need to be updated so that the proposal and its impacts can be properly understood.*

*Notwithstanding the above, there are concerns with the proposal and I am not able to support it from a heritage perspective. The application is accompanied by a planning and heritage statement. However, this is very brief and largely just summarises the list description. There is no evidence that the historic environment record has been consulted and it does not adequately set out the significance of the listed building. An updated heritage statement is required, which fully considers the significance of the affected asset.*

*The existing extension is a later addition and does not appear to contribute positively to the significance of the listed building, as a result of its form, materiality and size. The proposal seeks to increase the overall height of the building and introduce a dual pitched roof. The increase in height would significantly increase the prominence of the extension in relation to the listed building, particularly in views from Yorkshire Street and Hamer Lane. The increase in height would also emphasise the lack of openings along the elevation onto Hamer Lane. The extended, rendered, blank elevation would relate poorly to and detract from the adjacent mill. The fenestration and pitch of the northern elevation would also give the building*

*a somewhat squat and poorly proportioned appearance that again would increase the prominence of the extension and detract from the setting of the listed building.*

*The proposal would result in less than substantial harm to the significance of the designated heritage asset. This harm has not been adequately justified and it has not been demonstrated that there are public benefits to outweigh this harm. The proposal would conflict with the aims of NPPF Chapter 16, Rochdale CS policy P2 and PfE policy JP-P2. It would fail to preserve the special interest of the building, as a result of its design, scale, form and massing."*

- 1.4 In light of these comments, the significance of the heritage asset has now been assessed to an appropriate degree by a heritage specialist (the present writer), and the proposal revised to reflect those findings, as well as the conservation officer's comments.
- 1.5 It is considered that the revised scheme offers a more appropriate design for the location, which, in combination with a better understanding of the listed building, now means that no harm to significance would result from the extension.



Hamer Lane elevation

## 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.

## 3 Proposal

- 3.1 Permission is sought to raise the building by up to 2.5m, to accommodate an additional floor to be used for storage.
- 3.2 The revised proposals now include a natural slate roof with a traditional pitch of 30°, without roof-lights, which would be detached from the listed mill. This vertical extension and roof form are appropriate for the application building and its context.
- 3.3 The heightened Hamer Lane elevation would be fully rendered to match the existing side of the pharmacy. Although the conservation officer opined that this “would relate poorly to and detract from the adjacent mill”, it would in fact be a simple, neutral component which would emphasise the historic stonework and



Heybrook House/Flats, with mill to right, from Entwisle Road

fenestration of the adjoining mill, and ensure that the pharmacy is perceived as part of the modern service station, and not of the listed building.

#### 4 Relevant heritage assets

- 4.1 The only heritage asset concerned is the grade II listed *Heybrook Mill*<sup>1</sup>, first listed in 1996. The official list entry was subject to a minor amendment on 30 September 2024, after the earlier planning and heritage statement originally submitted with the application was compiled, and the new entry is included as Appendix 1.

#### 5 Historic Environment Record

- 5.1 The Greater Manchester HER's entry for the site<sup>2</sup> is reproduced in Appendix 2.

#### 6 Historic maps

- 6.1 The following sequence of historic Ordnance Survey maps (on which the pharmacy's position is marked as a red asterisk) shows that in 1851<sup>3</sup> (figure 1) the mill was once a much longer building, extending almost up to Yorkshire Street, with what appears to have been a single, large dwelling very close to its south-west side (although the name Heybrook House was then used for another building further west).
- 6.2 By 1890<sup>4</sup> (figure 2) the (then disused) mill had expanded at its north-west end, and the dwelling to its south-west side (the new Heybrook House) had also been extended.
- 6.3 By 1908<sup>5</sup> (figure 3) the mill had become the Roach Carriage Works and its outline remained unchanged, but Heybrook House had been subdivided into four dwellings.
- 6.4 By 1928<sup>6</sup> (figure 4) the Roach Carriage Works appears to have continued its tenure, and no changes to the buildings' outlines are shown.
- 6.5 Between 1928 and 1958<sup>7</sup> (figure 4) most of the carriage works were demolished and a garage established, next to the remaining 3-storey mill.

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

<sup>2</sup> HER number: 5380.1.0

<sup>3</sup> Ordnance Survey 1:1056 map, Lancashire, Rochdale sheet 6, surveyed 1848

<sup>4</sup> Ordnance Survey 1:500 map, Lancashire, Rochdale, sheet 89.1.3, surveyed 1890

<sup>5</sup> Ordnance Survey 1:2500 map, Lancashire, sheet 89.1, revised 1908

<sup>6</sup> Ordnance Survey 1:2500 map, Lancashire, sheet 89.1, revised 1928

<sup>7</sup> Ordnance Survey 1:1250 map, SD9014SE - A, surveyed 1958



Figure 1: OS 1:1056 map, 1851

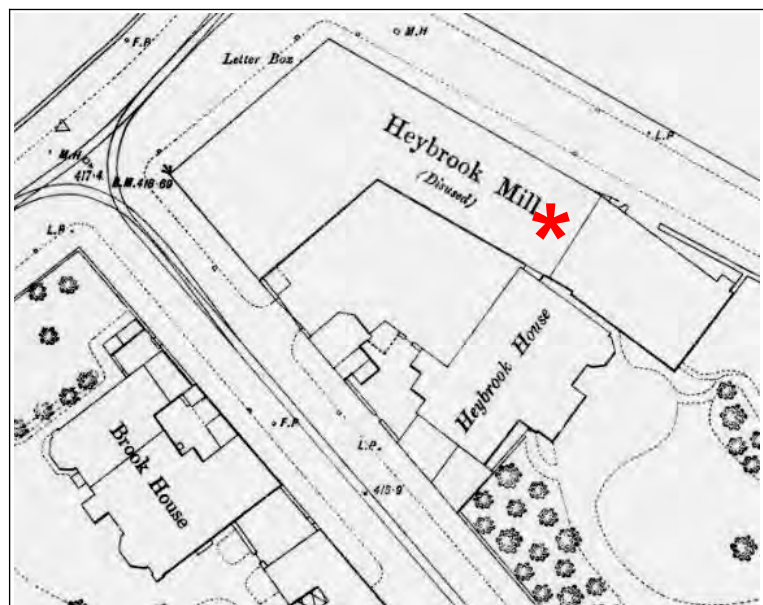


Figure 2: OS 1:500 map, 1892

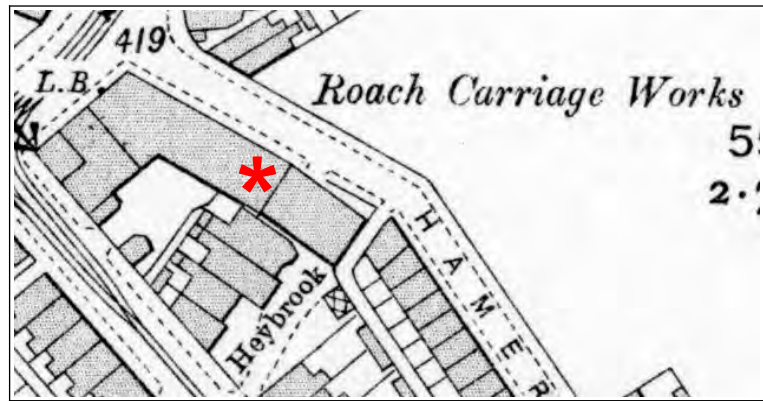


Figure 3: OS 1:2500 map, 1910

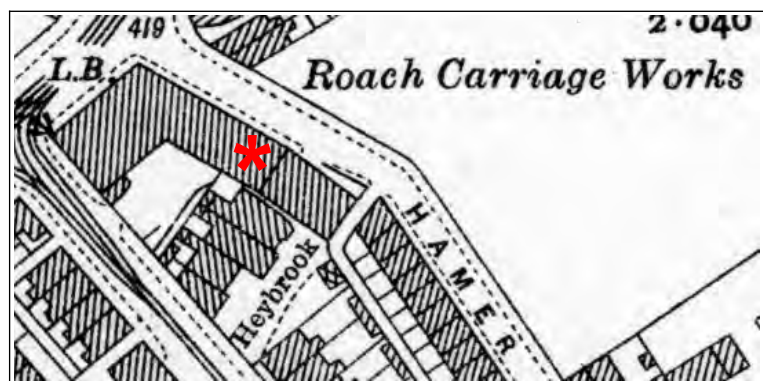


Figure 4: OS 1:2500 map, 1930

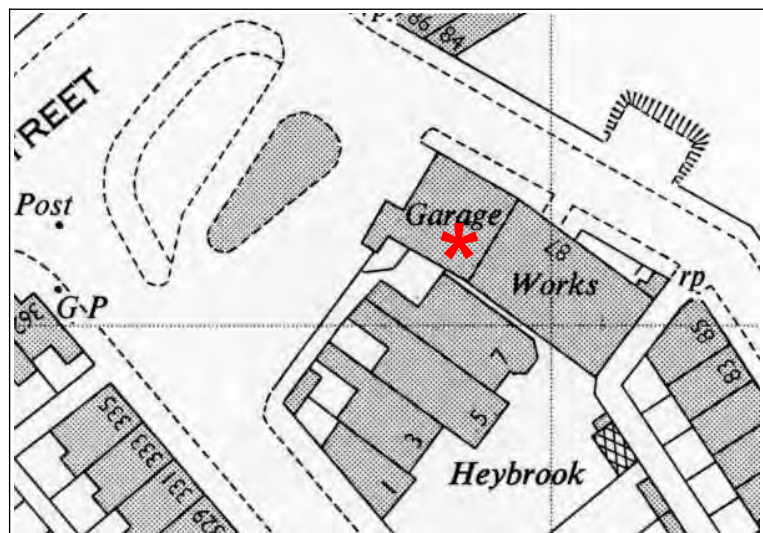


Figure 5: OS 1:1250 map, 1959

- 6.6 Later changes, thought to date from the 1980s, involved the creation of the modern petrol station with large forecourt, canopy, and shop. Some of the domestic units within the former Heybrook House have also been further subdivided into flats.

## 7 Assessment of significance

- 7.1 The significance of Heybrook Mill lies in its architectural and historic interest as an early 19th century former woollen mill with nearby dwelling, originally of relatively high status (probably for 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. The south-west side of the mill is partly hidden by the domestic parts of the historic complex, which also make a strong contribution to significance.
- 7.2 The mill's north-west gable's present form is the result of truncation and the removal of a substantial portion of the early 19th century mill, demolished in the mid 20th century. This accounts for the present appearance, in which nib walls project slightly, and the former internal wall, now external, has been rendered. There is a doorway within this wall, concealed by an external roller shutter, and a modern steel flue, both of which detract from the mill's historic appearance.
- 7.3 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. Its rendered north-east side, blank except for a personnel door, obviously contrasts with the mill's stonework and original openings. This strong distinction and lack of architectural



Rear of Heybrook House/Flats, with mill beyond



Existing pharmacy building

detail in the pharmacy emphasises and benefits the historic building, and prevents any blurring with the modern petrol station buildings.

- 7.4 The rear (north-west side) of the former Heybrook House has been much degraded architecturally by recent works, including modern, unsympathetic render and replacement window units, although the stone slate roof remains. This rear elevation only makes a very minor contribution to the listed building's significance.

## 8 Impact of the proposal

- 8.1 The proposal would have an entirely neutral impact on the listed building. The new pitched, slate roof would be preferable to the existing flat roof, and would only conceal existing render within the mill's gable, which does not contribute to the building's significance. The pharmacy's heightened walls would be of plain render and would not be harmful to the appearance of the listed building, but in conjunction with the natural slate roof would be an improvement in comparison with the existing flat roof. The changes would not affect the setting of the rear of Heybrook House, which is largely modern in appearance, and is largely concealed by the existing petrol station structures.

- 8.2 In conclusion, the proposed extension would be a minor addition to the modern service station complex, which could not be confused with the listed building, and would only intrude very slightly on a rendered, formerly internal wall. There would be no harm to the significance of the listed building or its setting, and so the scheme is entirely acceptable as regards its impact on the historic environment.

Stephen Haigh, MA, Buildings Archaeologist  
18 March 2025

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## Appendix 1: National Heritage List official entry

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### 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.

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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.

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