

Church Stile, Rochdale

Heritage Statement

Revision /

15th February 2025

**SOLID
VOID**

This Heritage Statement has been prepared by Solid Void on behalf of Garry Buckley to supplement a full planning application for a proposed change of use from Offices to 2no. flats, including door re-positioning and new roof lights.

The site is presently a vacant commercial office building, and it is located on Church Stile, directly opposite Rochdale Town Centre Conservation Area, designated 1973. Conveniently positioned within the central zone of Rochdale town centre, the train, Metrolink and bus stations are all conveniently located within approximately 500m. As well as being highly accessible, the site has previously been used for residential purposes and therefore it's change of use back to residential should be something that can easily be supported by the Local Planning Authority, especially given the NPPF presumption in favour of residential development to meet housing need.

The site is a short distance from the Rochdale Parish Church of St Chad's which is a designated character area with the Conservation Area. Below are two mentions of Church Stile from the Rochdale Town Centre Conservation Area Appraisal report.

"Highways and Street Furniture

Lampposts within and adjacent to the churchyard are modern totems finished in black. Those to the south side of Church Stile are of utilitarian design. On street parking is available to the north of Church Stile which creates some visual clutter in the form of road markings and parking paraphernalia along the boundary of the Church.

Negative Impact

Modern development in the form of 20th century bungalows constructed of red brick with modern tiled roofs are found on the south side of Church Stile. Whilst the properties are well kept, their architectural style, materiality and form do not contribute to the character and significance of this area."

The proposed development seeks minimal visual interventions to the existing building and as such, will have no negative impact on the existing architecture, or the setting of the conservation area and its character.