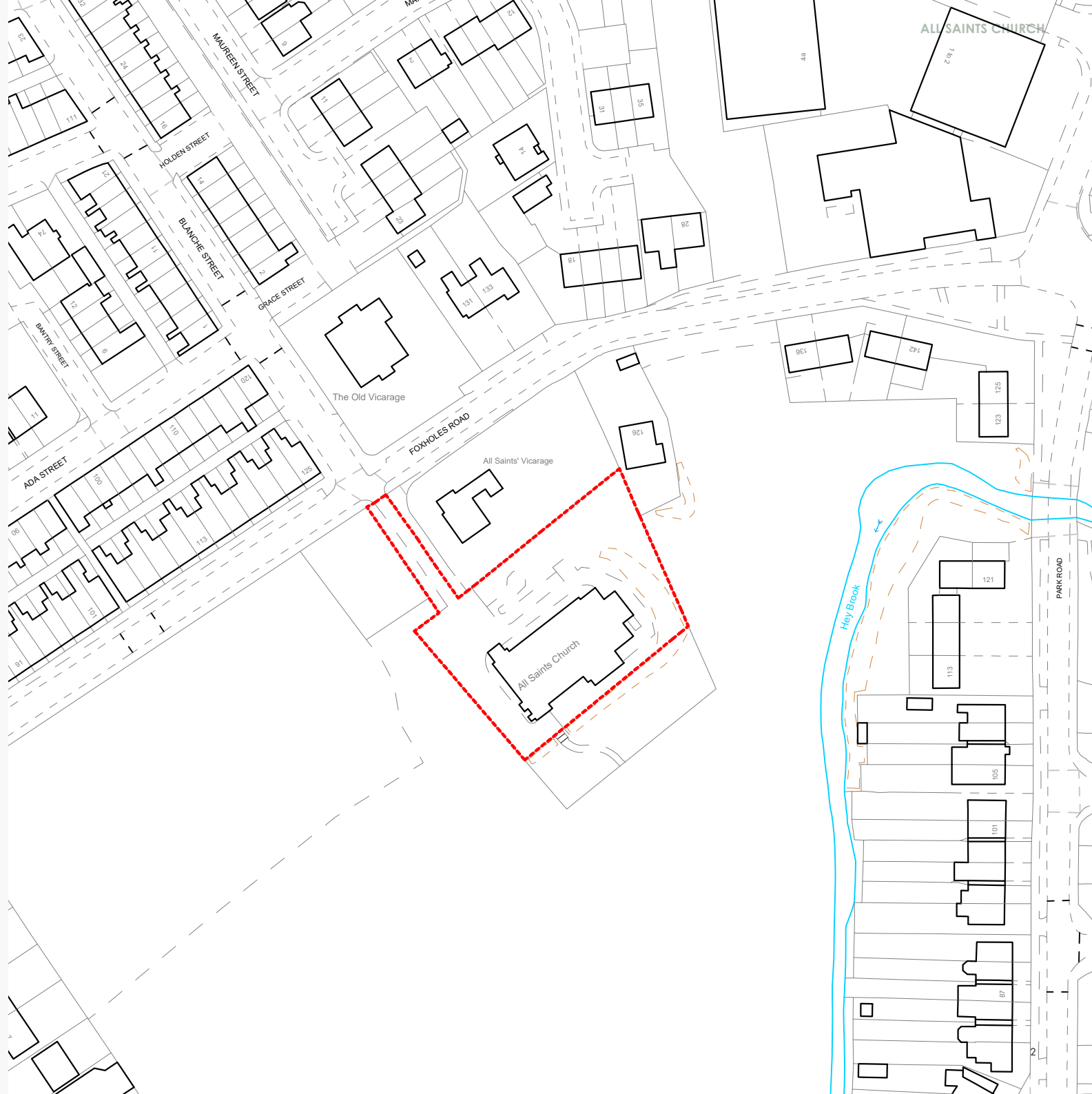




DESIGN & ACCESS STATEMENT -
THE PARISH CHURCH OF ALL SAINTS' HAMER

Project:	Conversion of existing Grade II listed church to C3 Residential Dwelling
Address:	All Saints Church, Foxholes Rd, Rochdale OL12 0EF
Job No.	1490
Document No.	ASC-1490-RP-XX-0001
Revision :	P01
Date:	Aug 2025
Issued For:	Planning

Rev	Date	Description
P01	26/08/25	Issued for Planning



THE BUILDING /

**THE PARISH CHURCH OF ALL SAINTS
CHURCH**

Date: 1863 - 1866

Architect: James Medland Taylor

GRADE II LISTED

Extract from Historic England:

Coursed rubble, ashlar and slate roof. Chancel and nave with aisles, clerestory, double south transept, south-west tower and north west porch. 6-bay aisles and clerestory, 2 and 3-light windows with plate tracery, weathered buttresses, steep roofs and coped gables. 4-stage tower has set back buttresses, one incorporating a staircase, a south porch, 2-light openings to the bell stage, enriched eaves and a broach spire. The transept has two gables of unequal dimensions. The 2-bay chancel has a 5-light east window. Interior: double-chamfered nave arcade with circular columns and elaborate non-archaeological capitals. Scissor-braced roof trusses, in the chancel supported on elaborate columned corbels.

The church is surrounded by trees and landscaped gardens. With The Hey brook towards the South East of the site.

The church had recently faced closure due to its dwindling numbers. With as few as 18 people at its service. Church leaders had said that this figure is not sustainable and therefore had decided to put the property for sale.



The Proposal /

CONVERSION TO RESIDENTIAL DWELLING

The proposed works comprise :

- Change of use of existing church to C3 Dwelling.
- No external changes to the property proposed
- A public footpath is proposed to allow for access to the graveyard as per the request from the church

It is proposed to convert the church building into a single family home which will be occupied and maintained by a family of around 8 people. The aim is to preserve the building long term so that it does not fall into disrepair. The external face of the property is in good condition and the proposal are all internal tweaks and changes that will take the building fabric into account.

All amendments will be of temporary nature and reversible so that they can be removed in the event of preserving the building so that there are no permanent changes to the property or the structure.

The proposed development allows for the continued use of the church with a minor negative impact with the removal of some features, including the pews and organ. However, the continued use of the building through the current proposal will allow the building to be properly maintained and cared for, resulting in a longer life for the building whilst retaining the vast majority of what makes it significant.

There are no further car parking space proposed.

Landscape

The landscape around the property will be cut and maintained to bring it back to what it looked like before the overgrown shrubs.

Layout

The internal layout is based around capturing the axis viewpoints within the building. The bedrooms are situated around the edges of the property next to existing windows. The kitchen is situated where the existing kitchen currently resides. All features that can be retained will be kept within the scheme or relocated by the Church.

**PRECEDENTS****BIODIVERSITY EXEMPT STATEMENT**

The application is exempt from bio-diversity net gain as:

There are no impacts on any priority habitats therefore no decrease in the biodiversity value Therefore the development is below the threshold.

There are no changes to the rear landscape of the property.

The Proposal /

SCHEDULE OF EXISTING FIXTURES / FITTINGS

Pews

To be Removed



Pulpit

Staying in-situ - No changes proposed



Organ

Staying in-situ - No changes proposed



Altar

To be Removed



Panelling to Organ Area

To be removed



Baptismal Font

To be Sealed / Remain in - situ



Choir Stalls

To be Removed



Timber Partitions

To be Removed



The Proposal /

SCHEDULE OF REPAIRS

This schedule outlines the proposed internal works and minor repairs associated with the conversion of the former All Saints Church into a residential dwelling. The building is in generally good condition, and all works will be carried out with sensitivity to its historic fabric and in accordance with conservation best practice, following Historic England's guidance. No alterations are proposed to the external appearance of the building.

All works will retain and respect the architectural and historic significance of the building. The principle of minimal intervention and maximum retention will be followed. Any repairs will use like-for-like materials and traditional methods, ensuring reversibility where possible.

The proposed works are designed to ensure the long-term sustainable use of the building while preserving its historic character. No external alterations are proposed, and all new elements are fully reversible. Original fabric and detailing will be retained wherever possible, with modern insertions carefully designed to be visually recessive and sympathetic to the church's historic interiors.

1. Provide and maintain while works are being carried out all boarding, screens and barriers necessary to keep the building secure.
2. Install any temporary propping to support/stabilise any structure, floors etc.
3. Prepare an inventory of all historic elements for the duration of the course of works. These should all be retained and stored within a secure area within the building.
4. There are no external changes proposed. However if any repair works are required then this should be for like-for-like materials and traditional methods.
5. Remove any timber studwork that is not part of the scheme in respectful and calm manner to ensure no impact to the existing structure.
6. New timber studwork proposed to be positioned in a way to avoid any damage to significant features.
7. Site investigation to uncover the existing drainage system. New ensuite and bathrooms proposed to connect onto the existing system in the most efficient manner.
8. New floor to be suspended over the existing floor with minimal intervention.
9. Secondary glazing to be provided in front of the windows to habitable rooms.
10. Any services, electrical and plumbing will be installed with minimal chasing into fabric.
11. No alterations to any of the existing original windows or structural fabric.
12. Any re-painting to be use breathable paint system
13. All fixings and furnishings that are to be removed will be either donated or re-located by the diocese.
14. A detailed conditions survey will be carried out once planning approval has been achieved to ensure that any repair works have been captured and a method statement is produced for each segment.

The Proposal /

REPLACEMENT STAINED GLASS WINDOW



The diocese have decided they would like to relocate to a publicly accessible location. TBC at later stage

In this situation, a like for like replacement can not be made as these are unique bespoke stained glazing with a lot of history.

Therefore a plain/neutral stained glazed window would have to be proposed for this location. Similar to the bottom left image)



SECONDARY GLAZING



Examples / precedents of secondary glazing / casements