

Summary



No's 34 & 36 Falinge Fold

The need for conservation area appraisals

The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local planning authorities to survey and keep under review their district for areas which are of special architectural or historic interest, the character of which it is desirable to preserve or enhance. Conservation area appraisals are produced in order to establish the special character of such areas, to guide development and to inform effective management plans. This document sets out a summary of the special interest of the proposed Falinge Fold Conservation Area to these ends.

Brief overview of conservation area

Historically part of the Township of Spotland, the enclave is located approximately 2 miles NNW of Rochdale's town centre. The architectural and historic interest of the area is largely a result of its historic devel-

-opment from the 1720's and long-running association with the influential 'Royds of Rochdale'.

The conservation area today

Today, the area is in good condition, with the large majority of it's buildings well-conserved and maintained. However, incremental change and larger scale development—if unchecked—will erode the value of the area over time. The designation of conservation area status (and complimentary conservation area appraisal) will facilitate the ongoing conservation of the area as well as provide valuable support for conservation-based schemes and projects.

It is in the context of these proposals that this appraisal has been produced to inform and assess the impact of such proposals upon the designated heritage asset.



Peter Rowlinson BA (Hons) MSc MRTPI
Head of Planning & Regulation Services

Mark Robinson Dip TP MRTPI

Chief Planning Officer

Rochdale Metropolitan Borough Council

PO Box 32, Telegraph House,

Baillie Street, Rochdale. OL16 1JH

Written by Christina Sinclair

Conservation & Design

Email: christina.sinclair@rochdale.gov.uk

Telephone: 01706924313

Summary of Significance



Nos 42 and 44, Falinge Fold



No's 32-36 Falinge Fold (Grade II listed)



No's 50-54 Falinge Fold (from Old Falinge)



Old Falinge, Falinge Fold (Grade II listed)

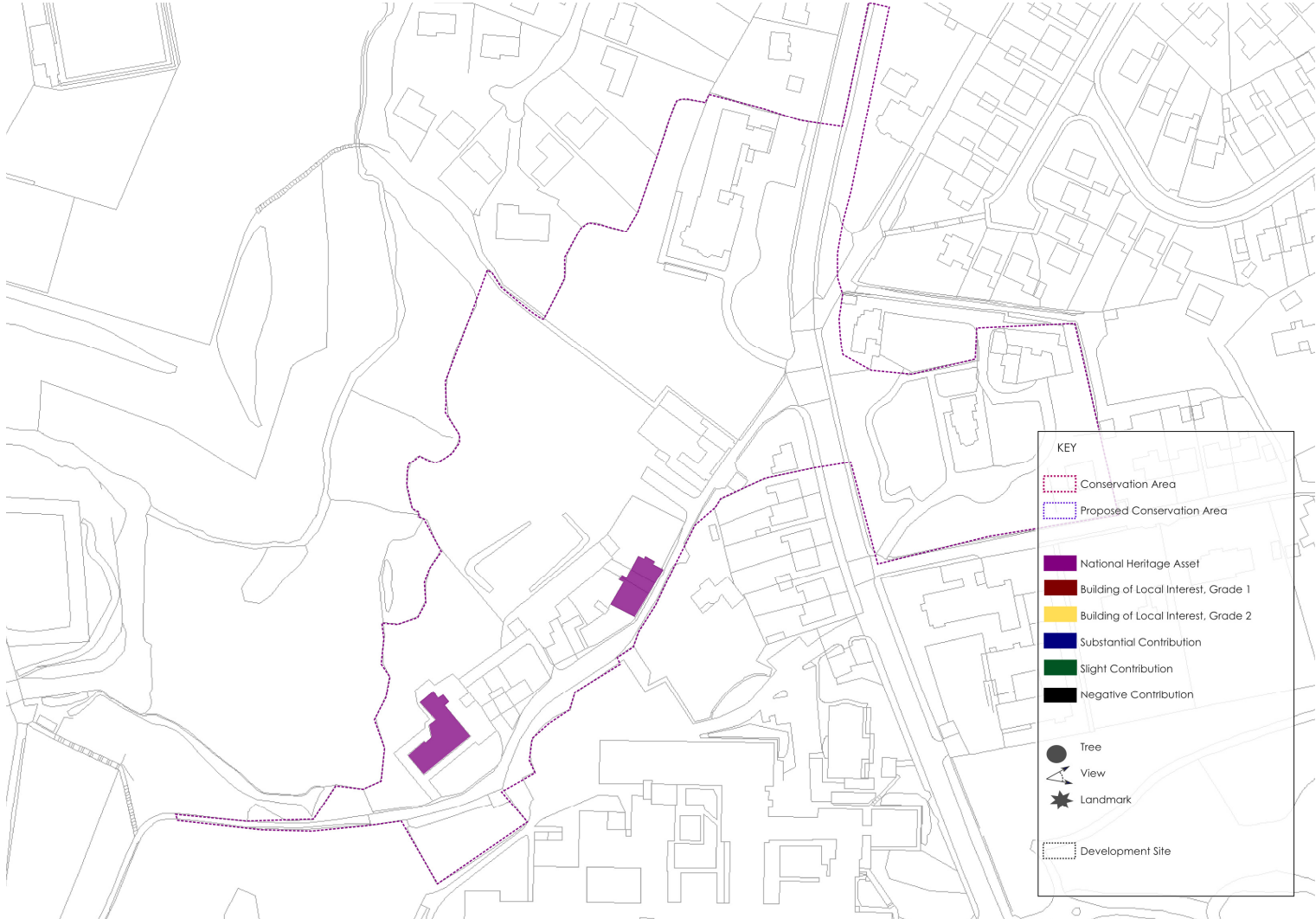
The architectural and historic value of the proposed Falinge Fold Conservation Area lies within its distinctive character as a result of its historic development from the mid 17th century and later with the notable mercantile and banking family, the Royds.

Resultantly, the character of the Conservation Area is typified by its (largely) 17th and 18th century domestic architecture along the old road, distinctive natural and townscape features, materiality and setting. The strong association of the settlement with the influential Royds family in particular lends significant architectural and historic interest to the proposed conservation area.

The special interest of the proposed conservation area can be summarised as follows;

- Well surviving 17th-19th century domestic architecture formed within a small, hamlet townscape
- Strong associations with influential Royds Family
- The close historic and spatial relationship between the residences of the village, it's distinctive townscape elements and the wider setting
- Distinctive local architectural detail - such as hood mould stone detailing, Jacobean Style windows, stone slab walling and decorative brick detailing.

Proposed conservation area boundary



The boundary of the proposed Fallinge Fold Conservation Area has been established through analysis of its historic development, significance and architectural value. For this reason, the proposed conservation area boundary incorporates the linear form of

industrial and Arts & Crafts style architecture as well as the site of the original Church of St Mary's and farms which were a key part of its development. Where the architectural and historic interest outlined on the preceding page weakens, the boundary has been drawn.

Conservation Area Appraisal: (proposed) Fallinge Fold Conservation Area

Townscape Analysis—Buildings, Structures and Features

