The church, lying between the foot of Sainte-Catherine’s hill and the river Seine, is currently unoccupied and damaged, but enhanced by a Roman apse listed as a Historic Monument. A former village school extending from the building was converted into an Apprentice Training Centre by the local Chamber of Trades. The buildings are in their last months of life, with a new training centre being built in another district of Rouen. The two properties, both of which are remarkable examples of 19th century architecture, but with an uncertain future, remain present in the landscape that inspired the Impressionist painters who admired Rouen from the bridges and river banks of the Seine.

Major opportunities:
- Retrieve a functional and amenity link with the Seine.
- Upgrade an enclosed sector of historical and heritage interest.
- Enhance a main entry road to the centre of the urban area.

Programme / planned future uses: Like balconies, the buildings overlook the Seine. Halfway between the romantic observation terrace atop Sainte-Catherine’s hill where people come to admire the view of Rouen and its industrious banks and moored barges. These land holdings could be used for a mixed town-planning development programme (amenities, activities, housing, etc.). A study has been launched by the City of Rouen.

Type of transfer of rights proposed: Sale of the land belonging to City of Rouen and that belonging to the Chamber of Trades.

Surface area of plots: 2 plots totalling 5,308 m²
Global floor area: 953 m² (church) + 4532 m² (CFA).

Owner: The City of Rouen for the church, the Seine-Maritime Chamber of Trades for the Apprentice Training Centre (CFA).

Land-register reference:
- MK 0010, property of the City of Rouen.
- MK 0011, owned by the Seine-Maritime Chamber of Trades.
Existing buildings: The complex consists of:
- A 19th century church and a Romane chapel, the apse of which is listed as a historical monument.
- An Apprentice Training Centre (CFA) dating from the 19th century.

Current occupations: Saint-Paul’s Church and the adjoining chapel are no longer used for worship. The CFA will be transferred to the new site on the Hauts de Rouen as of the 2017 school year.

Environmental location: The complex is located at the foot of Sainte-Catherine’s hill, a site forming a rocky outcrop overlooking the River Seine.

Urban context: The complex is located at the intersection of a major urban crossroads enabling access to Mathilde bridge and road to Bonsecours, a main entry road into the East of the urban area. Note that the proposed perimeter is bordered to the west and south by a complex that is properly maintained, owned by the Emergences «S» association for the accommodation and hospitality of a disadvantaged public.

Quality of transport services: Although difficult to access due to the presence of a major road junction, however, the sector is served by the No.11 bus line of the Astuce public transport network. Its accessibility by «green» transport modes is to be improved in particular by a crossover of the road junction, but also by joining on the one hand the hiking trail of Sainte-Catherine’s hill and on the other the bank of the River Seine (via a reserved area of public land), on which a bicycle path was recently developed.

Regulations: local town plan (PLU) of Rouen. UAa area «continuous urban fabric of the PLU».
The following sites are protected:
- The former Saint-Paul’s church (apse), a listed historical monument by prefectural order (AP) dated 06/15/1926.
- Sainte-Catherine’s hill containing various remains, classified by order dated 04/02/2002.
- Saint-Paul’s church appears in PLU as a ‘building of emblematic value’; the CFA building as a homogeneous complex.

Protection / public utility easements: classified as a historic monument. 500m protected area boundary.

Specific constraints: None.