

**Full Planning Application for
for Conversion of Existing (no longer required)
convent with first floor extension to create
10 apartments at 299 Boarshaw
Rd, Middleton.**

Planning Statement / Design and Access Statement in Support Submitted Drawings.

Introduction

This planning application is submitted on behalf of NW Living Ltd and is seeking full planning permission for creation of 10no apartments at 299 Boarshaw Rd, Middleton.

The site is located on the corner of Boarshaw Rd and Stancyliffe Lane in North East Middleton and has until recently been used as accommodation for Sisters of the Cross and Passion. The original building is 2 storey, under a pitched roof, has living space at ground floor (Kitchen, Dining Room, Lounge, Utility Space etc) with 12 bedrooms to the upper floor. There is also a larger later addition of residents chapel and administrative offices in the form of a single storey extension to the western end of the property along with some minor elevational additions

The site is located in a wholly residential area of house type, style and size, but predominantly 2 story family dwellings. There is an existing church on the plot to the east of the site, to the south and west, the site is bounded by footpath and road, and to the north a development of 6 dwellings (approved 2016, currently mid build, appears to have been little progress in last couple of years)

Planning History

Reference	94/D30288 (Grant subject to conditions)
Address	Cross And Passion Convent 229 Boarshaw Road Middleton
Description	Extension To Convent And Formation Of Bay Window To Rear Elevation

Reference	04/D43303 (Grant subject to conditions)
Address	Cross And Passion Convent, 299, Boarshaw Road, Middleton, Manchester, M24 2PF
Description	Single Storey Rear Extension To Existing Convent

Reference	00/D37702 (Grant subject to conditions)
Address	Cross And Passion Convent, 299 Boarshaw Road, Middleton, M24 2PF
Description	Constrtuction Of Pitched Roof Over Existing Flat Roof Of Convent

Site description

The existing building sits centrally on a square plot, accessed from Boarshaw Road. From the style of the property, it would appear to have been around the middle of the 20th Century with late additions in recent years.

The site is enclosed by existing brick walls to the back of the kerbside, between 1800 and 2200mm high, in matching brick to host building with a pedestrian and vehicular access, both of which have matching wrought iron gates.

In greater locale context, the site is located in a Northeastern suburb of Middleton, in a residential area with several local amenities making it a highly sustainable location for residential development.

These include -

Local Community Assets – e.g. Church, Primary Schools, High School, Community Gym, Community Centre

Local Shops – Directly to the North of the site along Stanclyffe Rd, there is a short run with a spar, premier and Hot Food Takeaway

Public Open Space – There are several open spaces in the area, including a lakeside walk to the south and Boarshaw Clough to the north

In greater area context, the site is located approximately 20mins walk to Middleton town centre, as well as 20mins walk to Mills Hill Station which runs trains directly into Manchester City Centre.

Schedule of Accommodation

Apartment No	Area	No Occupants	Comply with NDSS
1	69.1	2b/3p	Y
2	40.5	1B/1P	Y
3	43.5	1B/1P	Y
4	38.7	1B/1P	Y
5	38.4	1B/1P	Y
6	38.6	1B/1P	Y
7	63.0	2B/3P	Y
8	62.2	2B/3P	Y
9	37.1	1B/1P	Y
10	37.0	1B/1P	Y

Principle of Development

The previous use of the building is mixed use, but primarily full time live in accommodation for 12 people. The proposed use, is cluster of 10 C3 apartments, which is similar in day to day use. The layout of the property is well suited to residential conversion, with no elevational change to existing building and a small extension at first floor in keeping with the style of the existing.

The previous owners have no longer any use for the property as a convent and there are limited alternative uses for it based on location and layout. It could not be described as a loss of a community asset as it was not a public facing building, and its ongoing use as residential is well suited to the greater residential area.

Parking Provision

The initial application provides 7 parking spaces onsite for 10 apartments. We note this is slightly below the requirement of Local Policy, but also note that each application is taken on a case by case basis. Due to the highly sustainable location for both walking and cycling, along with the provision of secure cycle storage onsite, we would prefer not to impact too heavily on the existing gardens is possible. There is notable stretches of unrestricted parking onstreet to the front and side of the site along with across the junction and would hope highways would agree that 6 provided in the existing carpark is sufficient for the scale of the development.

Planning Policy Alignment.

The site is within Middleton Town Centre, within the defined urban area, policy G/D/1 of the UDP, which seeks to concentrate development in urban areas and does not infringe on the Greenbelt.

Policy SD1 – Provide Sustainable Development – the reuse of an existing building with minimal buildwork is a highly sustainable approach

Policy SP3/M - Providing good quality housing on available brownfield sites in east Middleton (Policies C1,C2)

Policy C1 - We will provide sufficient land to deliver at least 460 net additional dwellings per year up to 2028 to assist in the creation of successful, inclusive and mixed communities and meet the housing needs of the borough.

To do this we will:

- Ensure there is always a deliverable five year supply of land for new homes. This will Rochdale Core Strategy Adopted October 2016 rochdale.gov.uk 66 include an additional buffer of 5%, which would increase to 20% if there is evidence of persistent under delivery, to ensure choice and competition in the market;
- Maximise the potential of previously developed sites, including empty homes and buildings, within the urban area to achieve a target of 80% of new housing on previously developed land; and

- Ensure that sites are sustainable with good access to local services, facilities, green infrastructure, shops, jobs, schools and public transport.

Policy C2 - Focusing on regeneration areas and economic growth corridors / areas

East Middleton, where we will:

- a. Provide good quality housing on available brownfield sites, notably around Middleton Junction and Glen Grove; and
- b. Develop a comprehensive approach to the land around British Vita including new housing and employment development which should also deliver improvements to open space and the river corridor

Conclusion.

It is our opinion that this submission provides a sympathetic and sustainable reuse of an existing building that has passed its current use requirements. The addition of 10 additional homes in the existing residential area will support the local authority in achieving its 5 year housing targets and will provide quality housing in the local area. The highly sustainable location has good transport links and promotes a “non-car” approach and will create affordable housing by nature of its size and location and will be highly sought after.

It is for these reasons, we respectfully seek full planning approval.