



STRATEGIC HOUSING DIRECTORATE

From: Strategic Housing Service

To: Nick Brookman

Name: Daniel McGrath

Date: 11/11/2025

Application No: 25/00926/FUL

Location: Cross And Passion Convent , 299 Boarshaw Road, Middleton, M24 2PF

Proposal: Conversion of existing convent with associated chapel and offices to 10 apartments, including first floor extension and changes to windows.

Site Location:



Site Plan 1:200

Thank you for consulting Strategic Housing.

The scheme proposes the conversion of an existing convent with associated chapel and offices to 10 apartments.

Strategic Housing would expect all units to comply with or indeed exceed the standard for Nationally Described Space Standards (NDSS).

The scheme proposes the following sizes for each apartment.

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

While NDSS standards for 1/2-bedroom dwellings are as follows:

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
1b	2p	50	58		1.5
2b	3p	61	70		2.0
2b	4p	70	79		2.0

While Strategic Housing approves of all dwellings meeting the required NDSS standards, we are disappointed that some dwellings barely meet the minimum standard required.

Strategic Housing
Rochdale Borough Council