

# Proposed Development at former Oakenrod school site Bury Road, Rochdale



Affordable Housing statement

September 2022

H A L L M A R K



ALWAYS BREAKING NEW GROUND

Hallmark are proposing to develop the former Oakenrod School site off Bury Road, Rochdale which fronts on to the River Roch and is located in close proximity to Rochdale Town Centre.

The proposals are for 52no Flats and Houses serviced from a new access road which connects to Bury Road.

The scheme is proposed as a Market scheme with all units being sold to private individuals. The mix of units has been determined following market research in to the demand for the area.

The unit types range from 515-1292sqft, 1 bedroom flats through to 4 bedroom houses and are a mix of 2 and 3 storey buildings.

The site is currently cleared of all existing buildings however some foundations and low level walls are still in evidence.

The proposed mix of housing is as follows:

| Type           | accommodation    | no | area                 |             | total area |
|----------------|------------------|----|----------------------|-------------|------------|
| Type A         | 1 bedroom flats  | 4  | 515sqft(ground)      |             | 1030       |
|                |                  |    | 550sqft(first floor) |             | 1100       |
| Type B         | 2 bedroom houses | 12 | 800sqft              |             | 9600       |
| Type C         | 3 bedroom house  | 14 | 950sqft              |             | 13300      |
| Type D         | 4 bedroom house  | 8  | 1200sqft             |             | 9600       |
| Type E         | 3 bedroom house  | 6  | 1189sqft             | split level | 7134       |
| Type F         | 3 bedroom house  | 8  | 1292sqft             | split level | 10336      |
| Total no units |                  | 52 |                      |             | 52484      |



The scheme is subject to numerous abnormalities with regard to level, site clearance, ground conditions etc. A cost plan has been undertaken, following a review of the Development appraisal relative to build cost against sale price/affordable/S106/CIL, a Viability appraisal was commissioned by Hallmark and undertaken by Roger Hannah.

The Viability appraisal represents a robust assessment of the viability for a residential development of the site and provides Benchmark land Value, Residual land Value and Viability concern.

The report is included within the Planning application for consideration and provides all supporting documentation for review





In conclusion to the viability appraisal confirms that the current scheme does not have the capacity, as a viable scheme, to accommodate any commuted sums/CIL and is considered marginal on the basis of land value and 100% market sale

The Local Authorities acceptance of these findings will allow the applicant to move the Project forward to provide much needed residential accommodation in this most sustainable of locations.