

Planning Statement:

Proposed conversion of Denehurst House Rochdale to form 5nr flats and ground floor cafe

Applicant: RMBC: Strategic Housing Services

Date: November 2022

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6/10/2016

Rochdale, England - Google Maps



<https://www.google.co.uk/maps/@53.6208651,-2.1832337,3a,75y,317.4h,96.13t/data=!3m6!1e1!3m4!1sLitb3hGy85QyPMM37YckHw12e0I7i13312!8i6656>

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1.0 Site Address:

Denehurst House
Edenfield Road
Rochdale
OL11 5AU



view from SOUTH WEST



view from NORTH EAST

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Bing Maps - Directions, trip planning, traffic cameras & more



<https://www.bing.com/maps/preview>

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Site environs

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2.0 Contact Details:

Applicant:

Agent

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3.0 Description of Premises:

Built originally as a private residence in extensive grounds for a prominent local family around the early 20th century the premises were gifted in the 1930's to the Local Authority and were last used as Adult Care offices. The premises are set in Denehurst Park and are approached from Edenfield Road along a surfaced drive.

The premises are of three storeys with partial basement and are of conventional construction with a pitched tiled roof surmounting red brick walls with decorative render panels to the gable pediments.

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Intermediate and ground floors are of suspended timber formation.

There is a modern ramped approach provided to the front entrance whilst car parking is provided at the front of the premises for several cars and there is a surfaced car park available to the north east which serves the park also.

Description of Development:

The proposal is to undertake renovation and conversion of the existing building to provide self-contained flats at ground and upper levels together with a ground floor café to serve the park users.

The following table provides a summary of the proposed development:

		type	area	notes
		[bed/persons]	[sq.m]	
flat	1	1B2P	52.6	
	2	1B1P	50	
	3	1B2P	60.3	
	4	1B2P	54.6	
	5	1B2P	70	
café			110.3	including changing spaces WC

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It is proposed to provide 8nr dedicated parking bays to serve the flats; 14nr dedicated parking bays to serve the café, together with 2nr disabled parking bays at the front of the premises, one each to serve the flats and café.

A new ramped approach is to be provided to enable disabled access to the ground floor flat.

Servicing and waste storage are to be provided on site.

4.0 Context:**4.1 Physical:**

The existing premises have been recently mothballed and are protected by resident “guardians” [occupants on low cost, short term let, resident to provide surveillance for the building]. The structure and fabric of the building are capable of conversion but do need further repair and upgrades to avoid accelerated deterioration and to provide suitable a structure for conversion and adaptation. Where appropriate these works would be controlled under Building Regulations.

4.2 Social:

The poor state of the subject premises is limiting improvement of the park and surrounding environs, which is undergoing improvement, including the newly formed Denehurst Cemetery. The proposal will positively inject life

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to the area and the development will provide residential accommodation within convenient distance of the town centre, services and amenities including new tram stop, railway station, bus routes, shops and schools.

The residential use will provide natural surveillance to the area.

The café will be a welcome and convenient facility to park users. This will include a fully compliant 'Changing Places' WC facility.

4.3 Economic:

The current premises lay substantially vacant [apart from several resident "property guardians"] and are now redundant. Since vacating the premises, following internal reallocation of office / administration space requirements within the Local Authority, the applicant has considered alternative uses but has concluded only residential and part ground floor café would be viable.

If left vacant and redundant the existing premises are likely to deteriorate to the overall detriment of the immediate environs.

The applicant intends to use local labour / contractors to undertake the works generating wealth and sustaining local employment.

The café will generate local employment on a full and part time basis.

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5.0 Design Principles and concepts:

5.1 Scale and massing:

There are no proposals to alter the overall massing of the building.

5.2 Appearance:

There are no proposals to alter the fundamental appearance of the building. Interventions are limited to:

- a) Provision of an external ramp to café entrance on western elevation
- b) Remodelling of window / door opening on eastern elevation.

5.3 Materials Palette:

No changes are proposed to the external materials.

Replacement windows to the apartments will be flush timber double glazed casements. External doors will replicate the period design.

5.4 Landscaping and external works:

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An accessible ramp is intended to be provided to the new café entrance. The ramp will be surfaced in Marshalls pavers and will incorporate nylon colour coated tubular handrail.

There is no additional soft / hard landscaping to be provided.

5.5 Car parking and Servicing.

Dedicated bays will be allocated in the existing car park at the rear which is to be renovated and two disabled bays will be provided to the surfaced hardstanding in front of the premises all as identified on the proposed site plan

Provision is made for the storage of waste at the eastern with domestic refuse provided by 1100 litre waste recycling and domestic refuse paladins.

6.0 Inclusive Design:

The property will be fully compliant under Part M of the Building Regulations.

A fully accessible Changing Places compliant WC is to be provided as part of the café proposal.

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Changing Places toilets are larger accessible toilets for severely disabled people, with equipment such as hoists, curtains, adult-sized changing benches and space for carers.

7.0 Energy Statement:

The premises will be converted with due regards to approved Document L2B thus providing a modern efficient building with suitably insulated external fabric and modern heating installations provided with efficient heat source and controls

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It is not appropriate or necessary to include within this statement detailed specifications for types of insulation, windows, doors and ventilation systems. However, these matters will be adequately dealt with under Building Regulation consent.

8.0 Local Development Framework [Local Plan] and Consultation

It is expected that the proposal would be considered under the following criteria of the UDP:

- a) D/10 Protected open land
- b) G/3 Protection of Existing Recreational Open Space
- c) H/12 Flats and Houses in Multiple Occupation

The essential tests to be met under these criteria have been thoroughly described in the foregoing sections and the proposal is considered demonstrably compliant.

There is a shortage of housing throughout the Boroughs and the provision of 5nr residential units will go towards the Borough's house building targets. The proposed flats all comply with the appropriate room size space standards, have good outlook and natural lighting to every habitable room.

9.0 Access to the Development / Public Transport:

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The premises are readily served by public transport including bus route. There is a tram stop and railway station within convenient distance in the town centre.

10.0 Economic considerations and Sustainability:

As already noted the premises will bring into beneficial use, in economically challenging times, a vacant unit and will at once halt the deterioration of the overall appearance of the park environment and create additional much needed housing.

11.0 Conclusions:

The property has remained vacant for at least 12 years, in that time the park has received significant investment from 106 and lottery funding, transforming the space around the house. If the house remains empty the likelihood of anti-social behaviour will increase. More generally: -

- Use of the park as a destination visit (already provides parking spaces for users) – makes opportunity for inclusion of café and changing facilities adjacent to a DDA compliant play area.
- The property is already identified as housing under RBC SHLAA assessment March 2021 (p.39)
<https://www.rochdale.gov.uk/downloads/file/537/strategic-land-housing-availability-assessment>

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- The proposal complements Rochdale's aspirations to improve historic buildings in the Borough such as through the Heritage Action zones which the council are "supporting the restoration and reuse of historic buildings"
- Meets core strategy adopted in 2016 for the borough by:
Continuing the physical, social and economic regeneration (Policy C2) of: Spotland;
Delivering new quality homes within regeneration areas to widen housing choice and broaden the appeal of the area (Policies C1,C2,C3);
<https://www.rochdale.gov.uk/downloads/file/405/core-strategy>

The proposed development satisfies the tests laid out in the LPA policy guides. The proposal would benefit the local environment and will provide a sustainable use for this prominent building whilst contributing to the urgent need for housing in the Borough.

AJ Cocker Associates

November 2022