

Supporting Statement for Proposed Change of Use of Upper Floors at 442 Edenfield Road, Rochdale, OL12 7P - from Hairdresser (Class E) to 2 No Residential Flats (Class C3).

This Prior Approval application is for the conversion of an existing 3 storey building on Edenfield Road, Norden, Rochdale to 2 No flats, with ground floor retained as a hairdresser / commercial unit.

The existing property forms half of a terrace of 2No, 3 storey, stone built former dwelling houses, possibly constructed mid to late 18th century, with the left hand / application dwelling being converted to a commercial property many years ago and where a shop front opening has been inserted into the original dwelling house frontage. There is an existing 2 storey pub connected to the right hand side of the 2 properties, which is constructed using facing brickwork with stone features.

The 2 terraced properties were possible constructed at the same time and both incorporate mullion windows, slated roofs and brick chimneys at roof level. The application property (No 442 Edenfield Road) has a painted render finish to front, side gable and rear elevations, with modified openings following conversion of the original dwelling to a commercial unit many years ago. The right-hand property within the terrace remains as a dwelling house, with many of the original stone features to the front elevation, including stone heads, cills, mullions and string courses and painted rainwater goods.

The application property is located adjacent a Tesco Express Store to the west, which is accessed from Meadow View, with dedicated car parking for customers, including use of a 24 hour cash machine and where the Tesco Store is open from 6am to 11pm through the week. There are lock-up garages to rear of the application property which are accessed from Meadow View, with an adjacent car parking area which serves The Star Inn pub.

442 Edenfield Road includes a basement area, with the ground floor being slightly raised above pavement level, with an internal staircase providing access to the basement level, as well as the upper two storeys. The property was formerly used as a hairdressing salon at ground, first and second floor level with the basement area being used for storage. There is a small garden area to the rear and an external spiral staircase has been constructed at the rear of the property, presumably to provide an alternative means of escape in case of fire within the existing commercial property. The building is currently vacant, due to the hairdressing salon closing some years ago, and where the current owner / applicant would like to create a more sustainable use for the property to ensure it has a viable future.

The property is of traditional load bearing construction, with timber, joisted floors and purlin roof structure, with a variety of uPVC window frames inserted in original and modified openings, with metal roller shutters to front and rear ground floor windows and timber door to main / front entrance off Edenfield Road.

The proposal is to retain the existing hair dressing salon use at ground and basement level, with the upper 2 storeys being converted to one bedroom self-contained flats with rear access via the existing spiral staircase. The existing internal stair will be removed to create usable floor plates for both commercial and residential use, with the existing window openings retained to provide natural day lighting and ventilation to all 3 floors.

Access to the hairdressing salon will remain from Edenfield Road, with the proposed access for the 2 flats to be from the rear of the property and via the existing spiral access stair which is accessible from the rear garden area which will be utilised for car parking which can be accessed via the existing rear lane behind 440 Edenfield Road and adjacent Star Inn public house.

Car Parking

Car Parking for 2 No vehicles will be provided within the existing rear garden area, with refuse storage bins to be located within a timber enclosure within the rear yard area and accessible from the rear of the 2 flats.

Flood Risk

The proposed flats will be located on the upper 2 storeys and therefore flooding will not be an issue for the occupants of the residential dwellings, notwithstanding the fact the Environment Agency flood risk map confirms that the site is not within a flood risk area.

Noise

The adjacent Tesco Express store has the potential to create noise outside of working hours including early morning / late night deliveries, however, there is already an existing dwelling above the Tesco store and where the noise levels during deliveries does not appear to create a problem for nearby adjacent dwellings. The proposed conversion of the upper floors will include appropriate sound attenuation for compliance with the Building Regulations, and therefore, noise levels within the proposed dwellings arising from the ground floor commercial use should not have any detrimental impact on the enjoyment of the 2 dwellings.

Contamination

The use of the upper floors for dwellings are not impacted by any ground contamination and any air quality issues arising from the use of natural ventilation of the flats will be limited to the location of the property adjacent a main access road and a Tesco Express store.

Natural Daylight and Ventilation

Both dwellings will benefit from natural daylight and natural ventilation from both the existing window openings, as well as the use of rooflights to provide daylight and ventilation to all habitable spaces within the 2 flats.

Equilibrium Architects Ltd

Date: 18th December 2025

Ref: R-1036