

COMMERCIAL TO RESIDENTIAL EXPERIENCE - PART 2

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Whilst Class O has expired for new applications, many of the principles for the new Class MA apply. We highlight some of our experience of office to residential permitted development schemes.

Hillcrest House

Leeds City Council

A large building in Leeds was acquired by our client who sought to maximise the return on the occupied building. We secured consent under Class O for conversion to 60 1-bed units. As part of the application we instructed a transport consultant to justify the lower parking provision against standards.

Highlights:

- Optimisation of a large asset.
- Provision of single bedroom units most appropriate for the market.
- Lower parking provision.

Commercial Road

Swindon Borough Council

Approached initially for advice on a potential purchase, we confirmed the potential for conversion and devised a strategy for maximising the units utilising a combination of Classes O and M and full planning permission. By breaking the strategy down, we were able to significantly enhance the previous owner's indicative scheme of 7 units and deliver consent for 12 units.

Highlights

- Significant uplift of 5 units.
- Utilised all floorspace for rental.
- Reduced project risk at all stages.

Station Street

Swale Borough Council

Whilst instructed on a major development of the site in the regeneration of Sittingbourne, we sought to add some interim value to the site through PD. With a mix of retail, office and ancillary storage on site, we successfully secured consent under Classes O and M for 10 units including some more architecturally pleasing shopfront alternations.

Highlights:

- Value uplift on site.
- Shopfront enhancements.
- No pre-commencement conditions.