

Change of use at Former Roche Products Factory (Grade II), Welwyn Garden City

ClientTAYLOR WIMPEY
NORTH THAMES LTD

&

OAKBRIDGE HOMES

**Services**

TOWN PLANNING

AGENCY

AFFORDABLE
HOUSING & VIABILITY**Project**

Initially acting for the site owner, Taylor Wimpey, Rapleys was instructed to advise on the optimum viable use for this long term vacant Grade II listed property. This looked at the scope for demolition, or conversion and extension, to provide residential uses. In tandem, Rapleys undertook a marketing exercise to establish any demand for the existing floorspace.

Rapleys also provided viability advice in respect of residential use and affordable housing provision. A planning and listed building application for conversion to residential was subsequently pursued.

Following the sale of the property by Taylor Wimpey, Rapleys continued to act for the new owner, Oakbridge Homes, to secure planning permission, minor material amendments and discharge of all conditions to secure the completion of the conversion.

What we did

Rapleys led the pre-application negotiations with the local planning authority, together with stakeholder consultation with local and national heritage groups. Rapleys coordinated the preparation and submission of the applications, working closely with the project team in order to demonstrate that a residential conversion of the vacant former Roche Product Factory represented the optimum viable use for the listed building.

Rapleys also undertook lengthy and detailed negotiations with the local planning authority's advisors and solicitors to secure the S106 agreement based on a 0% contribution to on-site affordable housing owing to the costs associated with the renovation and refurbishment of the listed building.

What we achieved

Through detailed submissions as part of the pre-application negotiations and post submission of the planning and listed building consent applications, Rapleys obtained Officer support to the change of use of the listed building to residential use, accepting that this represented the optimum viable use.

The terms of the S106 agreement, including the review mechanism for provision of any off-site affordable housing contribution, were negotiated to secure the most viable end result for the client.

Through the subsequent discharge of conditions and a minor material amendment, the sensitive restoration, including the reinstatement and repair of key features, and long term viable use of this important listed building has been secured.

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Before



After

