

# Site No 1 Baker Street Frome



**Location**

The site is situated close to the town centre with Baker Street accessible from Vallis Road, which is linked to the A362 Broadway. The surrounding uses are residential in each direction. This site is located approx 0.4 miles to the Town Centre and 0.9 miles to Frome train station.



November 2012



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### Description

The premises comprise a two storey, mid terrace former house, with a rear two storey extension. Frome Bike Breakers currently operate from the premises.

The shop fronts onto Vallis Way, the access from the rear is via Baker Street. Room for one possibly two vehicles to park on site. Although there are no yellow lines, parking on Baker Street itself is restricted due to road width.

The site is approximately 0.007 acres (0.0028 ha) (3170 sqft). Approximate site cover is 2447 sqft (77.19%).



### Ownership

No investigation into the ownership of the subject site has been made.

### Planning

#### Subject Site History

The subject site currently has no live applications.

There have been no applications relating to the subject site post 1991.

#### Subject Site Policy

Currently shown as "white land" within the Local Plan, within the Conservation Area and also within the Area of High Archaeological Potential and thus influenced by policies EN19, EN20, EN21, EN22 and EN13

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### Nearby Sites

Applications within the last five years include 4 Applications (latest of which is 2011/1125) for 31 Vallis Road, requesting a change of use from a public house to two dwellings. (Approved July 2010).

From 2000 – 5 years ago each surrounding building has had an application. 36 Vallis Way requested a change of use from a post office to residential (Approved March 2005). 32 Vallis Way requested a change of use from shop to residential (Approved October 2006).

The trend over the last 10 years appears to be a series of conversions to residential space.

### Highway access and services

The site has frontage Vallis Way and vehicular access is via Baker Street.

It is assumed that all main services are available.

### Ground conditions or contamination issues

The site is currently developed and we are not aware of any environmental or ground condition constraints.

### Employment Suitability Comments

Currently serving a purpose but in an area that is surrounded by residential property and a more intense workshop use, requiring parking, might put pressure on local community.

There is a risk that in the absence of the current use, these commercial premises might be suitable for conversion to residential use. The nature of the buildings, and likely modest overheads, render these suitable for small start up businesses.

Assessment \*



<b>SWOT Analysis</b>	
<b>Strengths</b>	<b>Weaknesses</b>
<ul style="list-style-type: none"> <li>• Affordable workshop accommodation, occupied and serving a purpose.</li> <li>• Unit size may appeal to start-up companies if it were to become available.</li> <li>• Relatively central location</li> </ul>	<ul style="list-style-type: none"> <li>• Isolated retail unit</li> <li>• In fairly poor condition</li> <li>• No potential to expand</li> <li>• Vehicular access is tight</li> <li>• Over developed, leaving disproportionate external yard area</li> </ul>
<b>Opportunities</b>	<b>Threats</b>
<ul style="list-style-type: none"> <li>• Refurbish existing unit to higher standard</li> </ul>	<ul style="list-style-type: none"> <li>• Threat of conversion to high-value use, supported by evidence of adjacent properties (See above)</li> <li>• Property may fall into disrepair without planned maintenance</li> </ul>

