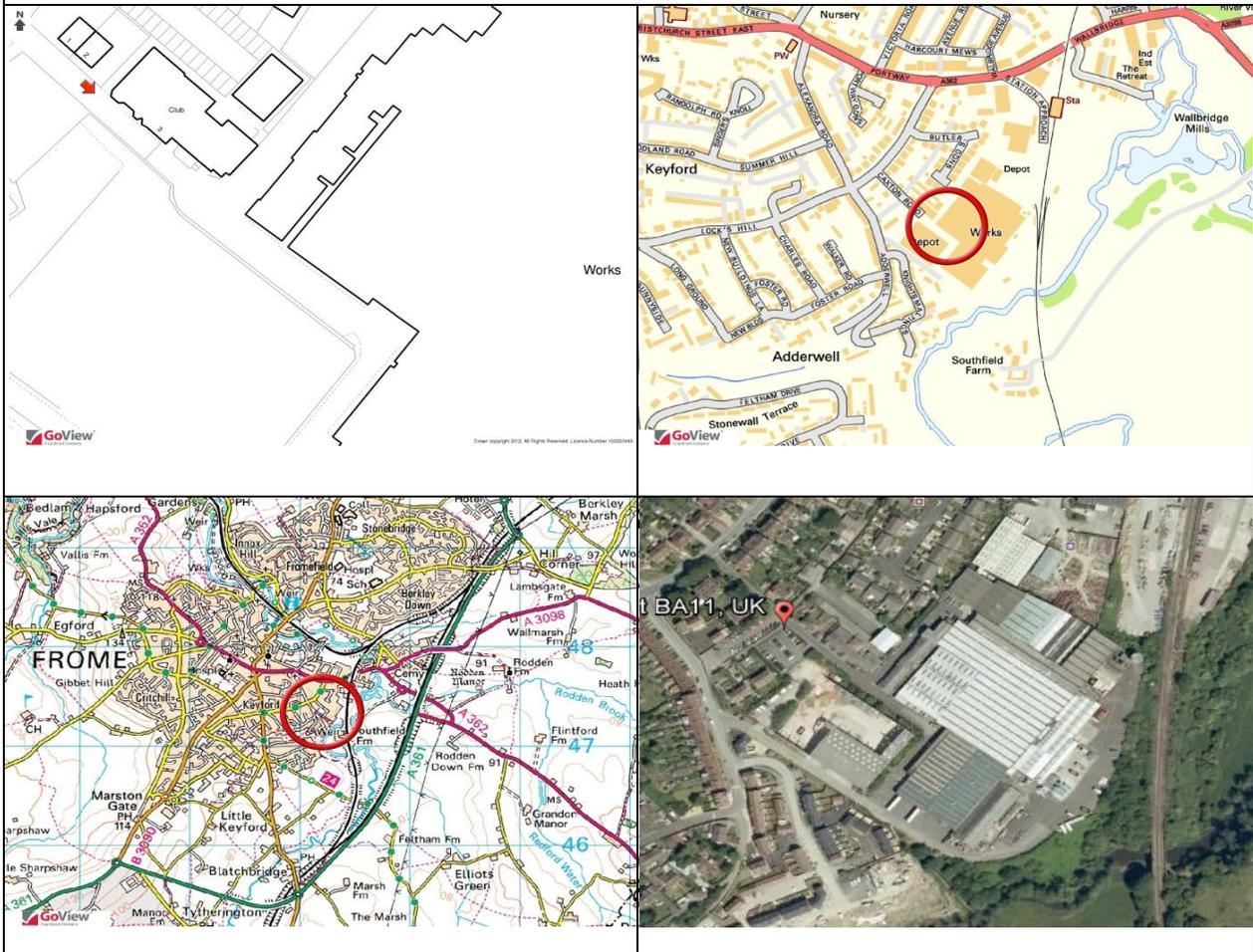


Site No 14 Butler Tanner & Dennis



Location

The Butler Tanner & Dennis Printing Works are accessed off Caxton Road to the South of Frome town Centre. The premises are bordered by housing and a cleared (former depot) site to the west, River Frome at a lower level to the south, the railway to the east and industrial premises accessed from Station Approach to the north. The premises have a right of access over a private road off Station Approach which is used for delivery. This site is located approximately 0.9 miles to the Town Centre and 0.4 miles to Frome train station.





Description

The site has been an operational printing works for over 100 years and comprises extensive factory accommodation, warehousing and offices with high site coverage and peripheral parking and servicing yards. The site extends to 4.57 hectares (11.3 acres).

The buildings date from pre-war with more modern portal frame warehouses at the Station Approach end of the site and design studio close to the Caxton Road entrance.

The main factory accommodation would not meet most modern requirements, having its original wood block flooring with limited headroom and extensive roof support columns. It has however been well maintained and the original asbestos sheet roof cladding to the factory complex has been replaced by modern profile sheet cladding.

The site coverage is high with factory, offices and warehousing extending to circa 23,225 sq m (250,000 sq ft). This floorspace space is significantly in excess of current operational requirements.

There has been significant investment in modern printing equipment over recent years and whilst the labour force has reduced the company employs over 100 full time jobs, a number of which are skilled. The company has been awarded a major contract to print Ordnance Survey maps covering the UK.

The Managing Director Kevin Sarney estimates that the company could rationalise to about 50% of the current floorspace concentrated at the north eastern end of the site retaining the delivery access off Station Approach. His view is that relocation off site is not a feasible option due to the disruption that this would cause given the fixed high cost equipment and cost of alternative modern premises.

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Ownership

The freehold is owned by London & County a property company who lease the premises to Butler Tanner & Dennis for a term of 5 years from September 2008, excluded from the security of tenure provisions of the Landlord and Tenant Act.

Planning

Subject Site History

There are no live applications on or near to subject site.

The Mendip property has an established employment use.

There are pre application discussions, promoted by London and County and a public consultation was held at Trinity Hall on 8 November showing a master plan for redevelopment of the site to include 100 – 150 houses and 4,000 sq m employment space accessed off Station

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Approach. This illustrative masterplan does not accommodate the existing occupier's requirements.

There have been no applications registered on the subject site since year 2000.

A number of applications were made requesting for the extension to various parts of the Selwood Printing Works. Application 012445/000 – 012445/010 for details.

Subject Site Policy

The site is not within an Conservation Area nor within an Area of High Archaeological Potential. This is an established employment site and there are no site specific policies within the prevailing 2002 Local Plan. The Council's Interim Policy regarding retention of employment sites will therefore apply.

Nearby Sites

Applications 071625/000 – 071625/029 concerning the former Cuprinol Works (including the depot adjacent to the subject site) for the residential development of 116 dwellings, infrastructure and landscaping and retention of the existing warehouse building and access thereto.

Highway access and services

The site has frontage to an adopted road but it is a no through road in a residential locality.

Ground conditions or contamination issues

The site has been in employment use for at least 100 years and there may as a result be contaminants associated with its use as printing works.

Employment Suitability Comments

The site has an established and current employment use with high site coverage of buildings. There are however pressures for change arising from the landlord's aspiration to secure planning permission for mixed use redevelopment on the site.

Whilst the existing buildings are unlikely to be suitable for modern requirements, due to their scale, type of construction and location, Butler Tanner & Dennis is a major employer in the town and has invested in the premises for their printing operations.

For operational and financial reasons Butler Tanner and Dennis would be unable to relocate, therefore any redevelopment proposals should as far as practicable seek to retain their occupation on site.



SWOT Analysis	
Strengths	Weaknesses
<ul style="list-style-type: none"> Established major employer Awarded OS maps contract Considerable historic investment in both premises and equipment 	<ul style="list-style-type: none"> Poor site access Residential locality Backwater location Poor suitability of buildings High site coverage Short term occupational lease Challenging market conditions for printing companies
Opportunities	Threats
<ul style="list-style-type: none"> Rationalise existing use to create a sustainable operation Develop a Planning Brief Landlord and tenant reach agreement which enables continued printing operations as part of redevelopment 	<ul style="list-style-type: none"> Current pre application master plan does not accommodate Butler Tanner & Dennis Butler Tanner & Dennis are unable create a sustainable company

Conclusions regarding site employment potential

The site has an historic employment use as printing works however there are now financial and operational pressures to progress redevelopment for mixed use.

The existing access is constrained and unsuitable for HGVs and the site is located in a predominantly residential location.

We consider that there is merit in progressing a mixed use redevelopment which should have regard to the continued occupation by Butler Tanner & Dennis on a reduced part of the site in

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order to retain over 100 jobs and ensure a sustainable future for the company.

In the absence of the current occupier, we recommend that any proposals for redevelopment should incorporate a proportion of employment units, possibly accessed from the Station Approach end of the site.

Assessment **

