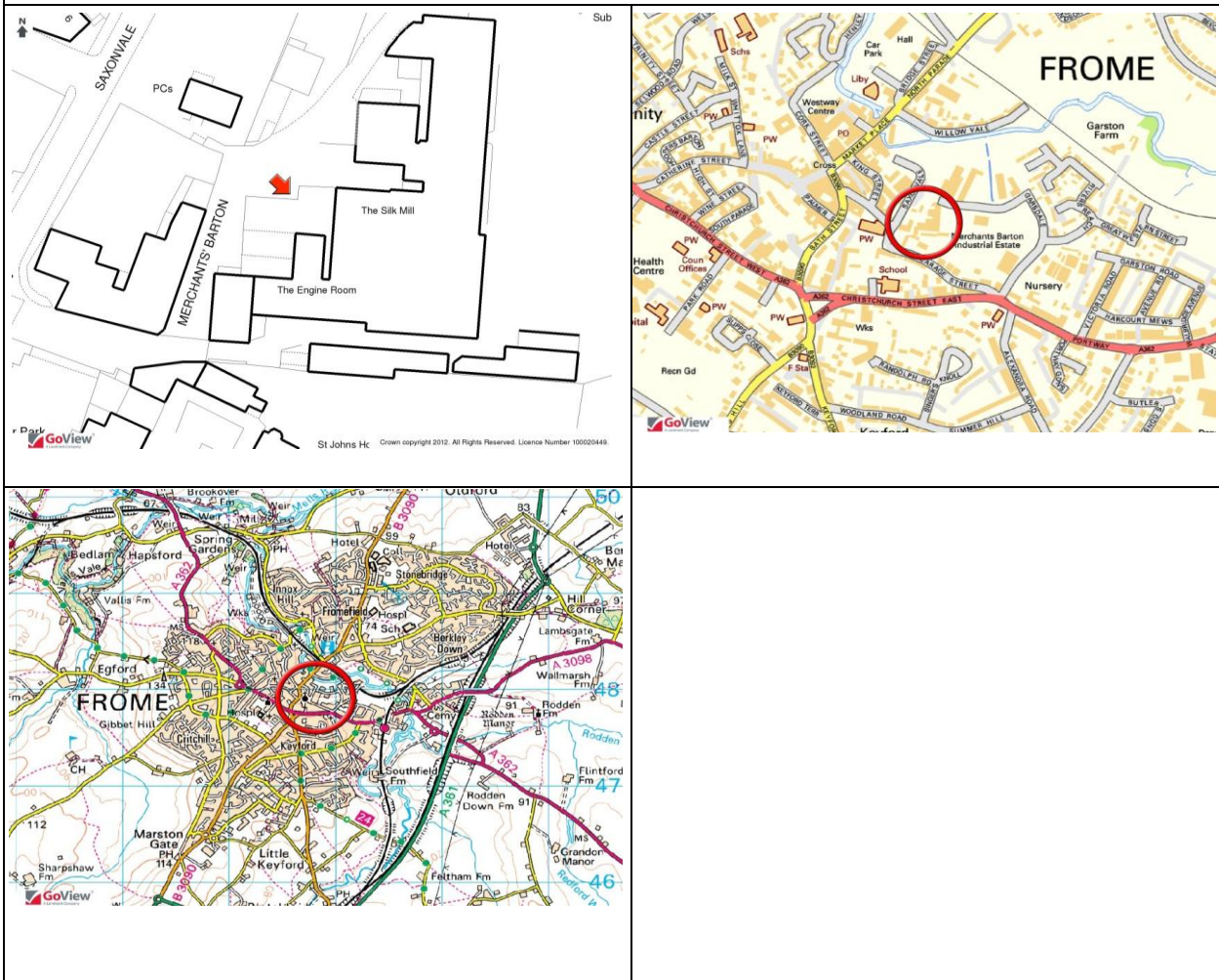


## Site No 20 Silk Mill, Frome.



### Location

The Silk Mill is situated North of Vicarage Street and East of Saxonvale. Access to Vicarage Street is off A362 Christchurch Street East. This site is in a central location. The Merchants Barton and Vicarage Street Pay & Display car parks are within close proximity. There are also approx. 6 spaces of 1 hour free car parking nearby. The surrounding uses are mixed with Notts Industries (in the process of winding their operations down), St John's House to the South, Merchants Barton Industrial Estate to the East. Nearby occupiers include Dore and Rees auctioneers, M&S Simply Food, Job Centre Plus. This site is located approx 0.1 miles to the Town Centre and 0.5 miles to Frome train station.



**Site No 20 Silk Mill, Frome.**



**Description**

This site is a 4 storey former Industrial Mill. The external yard area of the property is the extent of the concrete plinth, with rights of way providing access across adjoining pieces of land. Currently in the process of being converted into 22 artists studios (advised the work is scheduled to be finished by early next year), the gallery area is already finished (see below, bottom right photo).

The site is approximately 0.2 acres (0.08ha) (8800 sqft). Approximate site cover is 6258 sqft (71.11%).



November 2012



## Site No 20 Silk Mill, Frome.



### Ownership

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

### Planning

#### Subject Site History

The Silk Mill is not listed, but the warehouse North of Vicarage Street is Grade II listed.

There are no live applications on the subject site.

Application 2011/1215 requested the modifications to upper section of staircase and replacement of two entrance doors on South elevation (Approved May 2012).

Application 084211/052 requested alterations and extensions to existing industrial building to form artist studios and an ancillary kitchen/cafe (Approved October 2005).

#### Subject Site Policy

The Silk Mill is within the conservation area.

There are no recorded planning restrictions or Tree Preservation Orders affecting this site.

#### Nearby Sites

There are two live applications near to the subject site:

Application 120416/002 seeking consent for demolition of buildings and external refurbishment & internal alterations to allow the reuse and create 4 residential units.

Application 120416/004 (Saxonvale Masterplan) This applications concerns land that surrounds the area of the subject site. Application requests the construction of up to 350 dwellings as well as a host of A1, A2, A3, A4, B1 & D1 uses, highway and public open space.

Previous applications include Application 2009/0168, concerning the adjacent building, Former Notts Industries Ltd Offices, requesting the demolition of 4 structures (Approved April 2009).

Application 103398/011 concerning the Former Cooper Bussman Site (East of the subject site) requested the erection of 80 dwellings and office accommodation. (Refused February 2004). Refused because the site is allocated for a mixture of uses, the planners felt that having residential was unsuitable given the proximity of the current industrial uses as there would be too much noise pollution for the residents, and the proposed highway/access arrangements were inadequate.

### Highway access and services

The site is visible from Saxonvale, The pedestrian access to the site is possible opposite the junction to Church Street. Vehicular access is only currently possible through the Merchants Barton Industrial Estate. The access is fairly tight and therefore may be unsuitable for anything

**Site No 20 Silk Mill, Frome.**



other than car or bicycle. (See photo above, bottom left).  
 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**  
 In isolation this is a challenging employment location with restricted vehicular and pedestrian access. The viability of its use as studio accommodation is to a certain extent likely to be determined by the success of the proposed regeneration of the Saxonvale area.  
 Assessment \*\*

<b>SWOT Analysis</b>	
<b>Strengths</b>	<b>Weaknesses</b>
<ul style="list-style-type: none"> <li>• Proximity to transport links and Town Centre</li> <li>• Once works are complete, it will provide 22 studios, this space will increase Frome's supply which would provide suitable accommodation for start-ups.</li> <li>• Nearby Pay &amp; Display car parking available</li> <li>• Attractive Mill building</li> </ul>	<ul style="list-style-type: none"> <li>• Currently has poor access and limited onsite car parking</li> <li>• Unattractive surrounding environment pending regeneration</li> <li>• Grade II listing may affect flexibility in conversion works</li> </ul>
<b>Opportunities</b>	<b>Threats</b>
<ul style="list-style-type: none"> <li>• Opportunity to convert into live-work units if current scheme proves difficult to occupy.</li> <li>• Opportunity to improve access and visibility if incorporated into Saxonvale scheme.</li> </ul>	<ul style="list-style-type: none"> <li>• Disruption during Saxonvale redevelopment</li> </ul>

