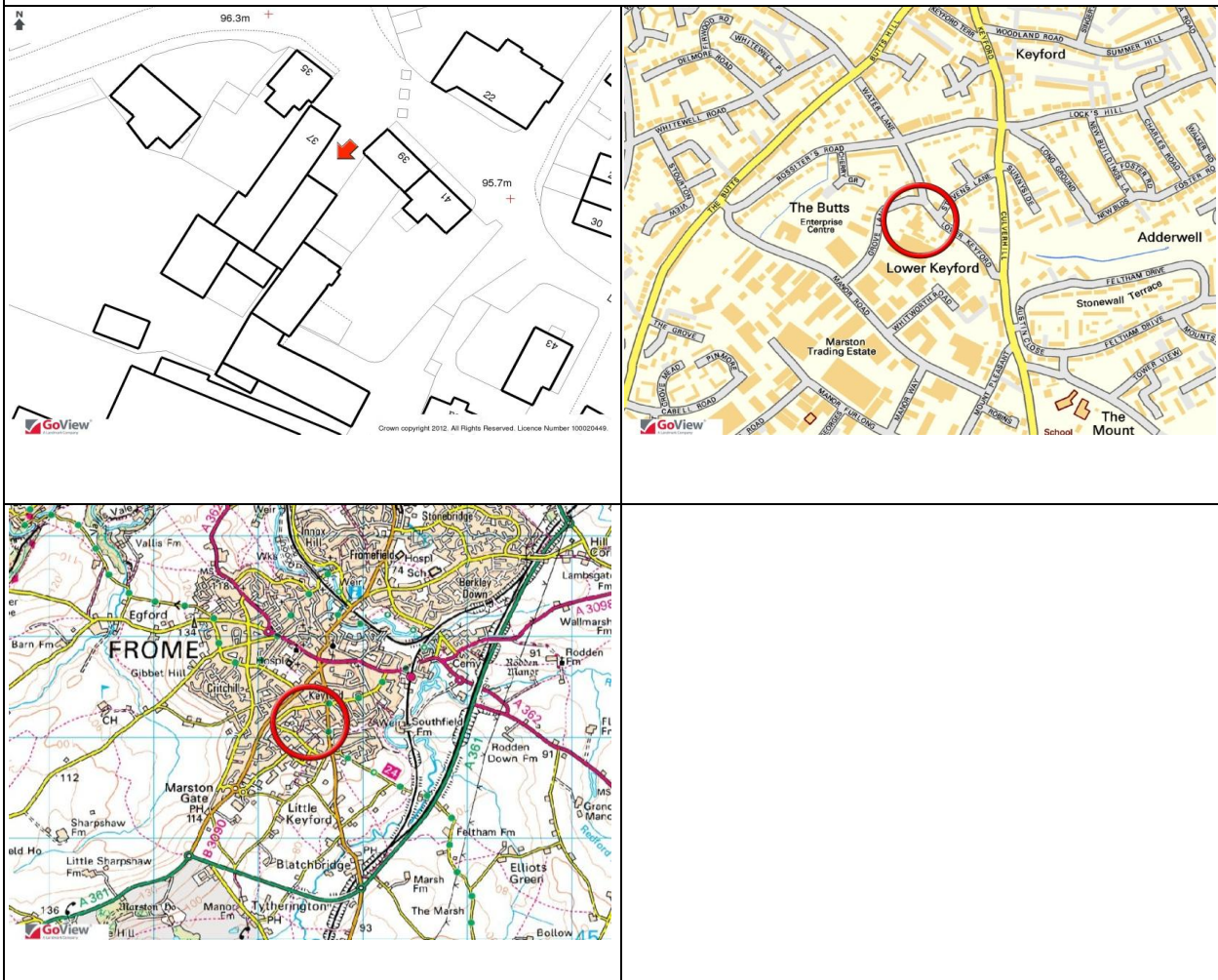


# Site No 24 Being Human Studios, 37 Lower Keyford



## Location

The site is situated close to the junction where Lower Keyford meets Grove Lane. The surrounding uses are mixed. Pallet workshop and storage area to the South West. Adjacent to the North is Residential in the form of 35 Lower Keyford, to the North West is Postlebury car repairs & MOT centre. Residential to the East (converted from the Old Tannery building). This site is approximately 0.6 miles from Frome Town Centre and approximately 0.7 miles from Frome Train Station.



## Site No 24 Being Human Studios, 37 Lower Keyford



### Description

Known as the Being Human Studios. The site comprises a three storey warehouse with front yard area. Room for approximately 5 car parking spaces if tandem park. The 'Frome Creative Network' ([www.fromecreativenetwork.org.uk](http://www.fromecreativenetwork.org.uk)) website claims that this property offers upto 5000 sqft of office space. The site is approximately 0.08acres/0.03ha (3605 sqft). Approximate site cover is 2389 sqft (66.27%).



### Ownership

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

### Planning

#### Subject Site History

No live applications on subject site.

No planning restrictions or Tree Preservation Orders affecting this site.

Application 2010/0528 requesting a change of use from B1 to a mixed used of B1 on ground and first floors and C3 on second floor (Refused November 2010 and appeal dismissed August 2011 as the applicant failed to satisfy the planners it was unable to be reused for employment).

Application 119670/001 requesting a certificate of lawful use for light industrial warehouse and office for period of 10 years. (Partly Refused October 2007) Planners were satisfied it had been used for light industrial and associated offices, but held not lawful for use as a warehouse (temporary consent)

## Site No 24 Being Human Studios, 37 Lower Keyford



Application 2011/2569 requesting consent for installation of Solar panels (Approved May 2012).

### **Subject Site Policy**

The site is within the conservation area but this is not a listed building.

### **Nearby Sites**

Application 048993/007 concerning the 2CV Centre (South West of subject site) requesting permission for erection of 7 dwellings. (Refused May 2000 due loss of established local business site, unacceptable residential development given proximity of surrounding industrial uses and scheme proposed was over developed.)

Application 2009/1309 requesting certificate of lawful use as a motor garage including sales and display of cars, repairs, servicing and MOT testing (Approved February 2010).

### **Highway access and services**

The site has frontage to but is slightly set back from Lower Keyford, close to the junction with Grove Lane. The site currently has security gates securing the yard area of the property. Both vehicular and pedestrian access is through Lower Keyford.

It is assumed that all mains 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. The adjacent building used to be a tannery so there may be ground contamination emanating from previous nearby uses.

### **Employment Suitability Comments**

This is not an obvious location for offices and in the absence of the current occupiers it is likely that significant voids may undermine the viability of this as a multi-occupied serviced office/studio establishment.

### **Assessment \*\***

**Site No 24 Being Human Studios, 37 Lower Keyford**



<b>SWOT Analysis</b>	
<b>Strengths</b>	<b>Weaknesses</b>
<ul style="list-style-type: none"> <li>• Building appears to be good condition.</li> <li>• Nearby commercial uses.</li> <li>• Secure site</li> </ul>	<ul style="list-style-type: none"> <li>• Vague business concept</li> <li>• Lack of useable external space</li> <li>• Lack of nearby parking</li> <li>• Not an inviting aspect behind security gates</li> <li>• Temporary planning consent</li> </ul>
<b>Opportunities</b>	<b>Threats</b>
<ul style="list-style-type: none"> <li>• Opportunity to redevelop in conjunction with adjacent site</li> </ul>	<ul style="list-style-type: none"> <li>• Stiff competition from operators of serviced offices and studios elsewhere in Frome has resulted in a revised concept</li> </ul>

