

# Site No 7 Eastgate Buildings, Christchurch St. East.



**Location**

The site is located South of A362 Christchurch Street East, close to the triangular junction link to Wesley Close. The surrounding uses are primarily residential with residential within close proximity in all directions, and St John's First School to the North East of the site. The residential to the West is in the form of Gorehedge flats (managed by Aster Communities) This site is located approx 0.3 miles to the Town Centre and 0.4 miles to Frome train station.

The figure consists of four maps arranged in a 2x2 grid. The top-left map is a detailed site plan showing the layout of the Eastgate Buildings, including 'Works 4' and 'Ward Bay', situated on Christchurch Street East. The top-right map is a street-level map of the Christchurch area, with the site circled in red. The bottom-left map is a regional map of Frome, with the site circled in red. The bottom-right map is another street-level map of the Christchurch area, with the site circled in red.



November 2012



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### Description

The main occupiers of the site are motorcycle mania and Nimbus conservations Ltd. The site comprises a mixture of one and two storey concrete blockwork buildings. The Nimbus Conservation building is slightly more modern and partly clad. Yard space provides space for approx 8 Cars. This is a sloping site sloping upwards from North to South. The site is approximately 0.67 acres (0.27 ha) (28975 sqft). The approximate site cover is 7541 sqft (26.03%).



### Ownership

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

### Planning

#### Subject Site History

There is one live application on subject site Application 2012/0230. This is an outline application for a mixed use development of residential (10 units) and offices with access off Christchurch Street East. (Application registered February 2012).

Previous application 101238/004 on the subject site to include a change of use to Unit 4 from a vehicle repair workshop to general industrial. (Approved September 2000) appears to have been implemented.

#### Subject Site Policy

There are no listed buildings on or adjacent to subject site. The site is not within any

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conservation area but it is within the area of high archaeological potential (AHAP).

No planning restrictions or Tree Preservation Orders affecting this site.

### Nearby Sites

Within the last five years land adjacent (south to subject site) known as Singers Knoll had Application 2011/1186 requesting permission for 99 dwellings, and 36 apartments as an extra care facility with associated roads, drainage and landscaping. (Approved May 2010). This has since been implemented.

On 57b Christchurch Street East, (East of subject site) Application 114994/000 requesting the erection of a dwelling. (Approved February 2002).

### Highway access and services

The site fronts on to and is accessible from Christchurch Street East A362.

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

The site is currently occupied by two independent businesses but there is an aspiration on the part of the site owners to redevelop as a mixed residential and office scheme which will displace at least one of the two occupiers.

If the current application is approved a modest amount of employment use (240m<sup>2</sup>) will be retained on the site in lieu of the existing 766m<sup>2</sup>. There is a high risk that a large part this site will be lost to employment use albeit the offices are likely to accommodate a higher density of occupancy.

### Assessment \*\*

SWOT Analysis	
<b>Strengths</b>	<b>Weaknesses</b>
<ul style="list-style-type: none"><li>Prominent and central location.</li></ul>	<ul style="list-style-type: none"><li>Sloping site.</li></ul>



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<ul style="list-style-type: none"> <li>• Proximity to transport links and Town Centre.</li> <li>• Proactive owners - Already have a live application for mixed use development.</li> <li>• Currently occupied</li> </ul>	<ul style="list-style-type: none"> <li>• Some of the existing stock is of fairly old specification.</li> <li>• Low site cover</li> </ul>
<p><b>Opportunities</b></p>	<p><b>Threats</b></p>
<ul style="list-style-type: none"> <li>• To expand on existing footprint (low site cover)</li> <li>• The retain some employment uses by requiring the business space is built contemporaneously with proposed housing.</li> </ul>	<ul style="list-style-type: none"> <li>• Possible archaeological issues will affect redevelopment (risk)</li> <li>• Sloping site with reduce site density and flexibility</li> <li>• New offices proposed may be difficult to let (at risk of retrospective change of use to residential)</li> </ul>