

## 5.2.9 Vacant Ground Floor Unit - Refurbished Office Use

5.2.9.1 The space which was once occupied by Herefordshire Council is currently vacant and at a minimum, in need of redecoration.

5.2.9.2 The proposed use and works are to refurbish the area into a CAT A private office and co-working venue. This could be run by a number of outside operators, e.g. Clockwise.

5.2.9.3 The ground floor is and all rooms in this area are level access accessible and following landscaping works would offer an attractive, easily found entrance from the car park area.

5.2.9.4 Supporting start-up businesses in Leominster and the surrounding areas is a key market the Old Priory could cater to, allowing employees to work locally, using public transport and benefiting from the site's walking distance to the high street.

5.2.9.5 Small-medium private offices alongside fixed co-working desks offers flexibility to those starting out and growing. The diagram on the right gives a brief idea of how the layout of the spaces could be developed; reception area, 19 desks, a bookable meeting room, breakout/kitchen facilities and improved toilets.

- a** Reception (including lobby)  $\approx 20\text{m}^2$   
One reception point, storage & appropriate seated welcome area
- b** Co-Working Office Space  $\approx 30\text{m}^2$   
13 co-working desk room, or suitable as private office
- c** Private Office  $\approx 19\text{m}^2$   
6 desk room with perimeter space for small storage
- d** Bookable (shared) Meeting Room  $\approx 12\text{m}^2$   
8 person boardroom table room with storage/drinks bar, or 4 desks
- e** Shared Kitchen & Breakout Space  $\approx 24\text{m}^2$   
Tea point, lunch room and table space for at least 12 people
- f** WCs (including lobby)  $\approx 19\text{m}^2$   
2 standard & 1 accessible sized 'super loos'





## 5.2.11 Vacant Second Floor Units - Residential Apartment Rentals

5.2.11.1 The second floor of the north range is currently completely vacant but has previously been used as an apartment and office space. The central range was once the site manager's apartment and now part of the YHA (albeit in private use as a one bedroom apartment)..

5.2.11.2 These two ranges are not currently connected with the north stair of the central range only serving the central range, but the spaces which adjoin both ranges are open to the north range.

5.2.11.3 This sketch scheme allows for connecting through the north and central ranges, for shared access to the north stairs of the central range, providing a shared ground floor entrance point which can be managed by controlled access keys.

5.2.11.4 The entire floor is proposed to be refurbished into three separate residential apartments, providing two 2-beds and reinstating the 1.5-bed of the old managers apartment.

5.2.11.5 It is envisaged that these too will be short term / holiday-lets, but their apartment style offers a more family focused alternative to the hostel below and being on the top floor, do not seek to cater to the specialist accessibility of the old mortuary. Apartment style accommodation like this also offers a desirable place for short-medium stays for workers who require temporary residence beyond which a standard hotel is an ineffective form.

5.2.11.6 All three apartments use open plan living-dining to maximise space and it is suggested would be finished to a comparable style of quality of the The Servants' Quarters apartment operated by Leominster Tourist Information Centre and Leominster Town Council.

5.2.11.7 The north range, west and central staircases and central range south staircase are all effectively redundant, but are shown retained for additional escape options and future flexibility. The north range central stair also holds potential as the location for a passenger lift with additional investment.

Note: only accommodation units a) and b) (below) are included within Phase 1 of the Old Priory Centre capital works programme.



- a** Apartment ≈ 60m²  
1x Double Bed, 1x single+, living/dining room, separate kitchen & bathroom
- b** Apartment ≈ 65m²  
2x Double Bed, living/dining room, separate kitchen & bathroom
- c** Apartment ≈ 52m²  
1x Double Bed, open kitchen/living room & bathroom

Option 01 Second Floor Key Plan

