



HERITAGE STATEMENT / STATEMENT OF SIGNIFICANCE

LOCATION: 8 THE ROCK, BURY, BL9 0NT

APPLICATION REF NO: PP/11407339

DATE: 05/08/2022

PREPARED BY: MR ADAM GREENWOOD / MISS SOPHIE BUSSEY ON BEHALF OF

COMPANY: RAWKIES LTD

PROPOSAL

The proposed application seeks a Change of Use on a Class F1 (Learning and non-residential institutions) property to a Class Eb (Commercial, Business and Service - Food and drink which is mostly consumed on the premises) within Bury Town Centre.

INTRODUCTION

This Heritage Statement has been prepared in support of a planning application for a change of use request for the above premises.

The full planning application seeks planning permission for the change of use of the relevant areas of this property which comprises ground floor and lower ground floor from their existing use as Class F1 (Learning and non-residential institutions) property to a Class Eb (Commercial, Business and Service - Food and drink which is mostly consumed on the premises).

The property was formally a public house (A4) prior to 03/02/2012 to become a takeaway (A5) until 21/01/2020 when it was to become an apprenticeship training centre (D1) which now falls under the F1 class after the 01/08/2021 restructure of commercial classes. For the last two years the tenant was the North Lancashire Training Group Ltd, a non-residential training centre for young people. The new tenant will be Rawkies LTD, a dessert café.

Reference	54698
Alternative Reference	Not Available
Application Received	Fri 09 Dec 2011
Application Validated	Fri 09 Dec 2011
Address	8 The Rock, Bury, BL9 0NT
Proposal	Change of use from public house (Class A4) to hot food takeaway (Class A5)
Status	Decided
Decision	Approve with Conditions
Decision Issued Date	Fri 03 Feb 2012
Appeal Decision	Not Available

Reference	64879
Alternative Reference	PP-08148450
Application Received	Tue 12 Nov 2019
Application Validated	Thu 28 Nov 2019
Address	8 The Rock, Bury, BL9 0NT
Proposal	Change of use from retail (Class A1) to apprenticeship training centre (Class D1)
Status	Decided
Decision	Approve with Conditions
Decision Issued Date	Tue 21 Jan 2020
Appeal Decision	Not Available

The description of development is as follows:

“Change of use of existing Non-residential institutions (F1) to Commercial, Business and Service - Food and drink (Eb) which is mostly consumed on the premise, with no associated external alternations, or changes to car parking.”



SITE AND SURROUNDINGS

The site fronts a busy area of The Rock across from St Mary's Church, close to the pedestrian area of The Rock and the Millbank Shopping Centres. The property is number 8 and comprises of a ground floor and lower ground floor within the Derby Chambers.

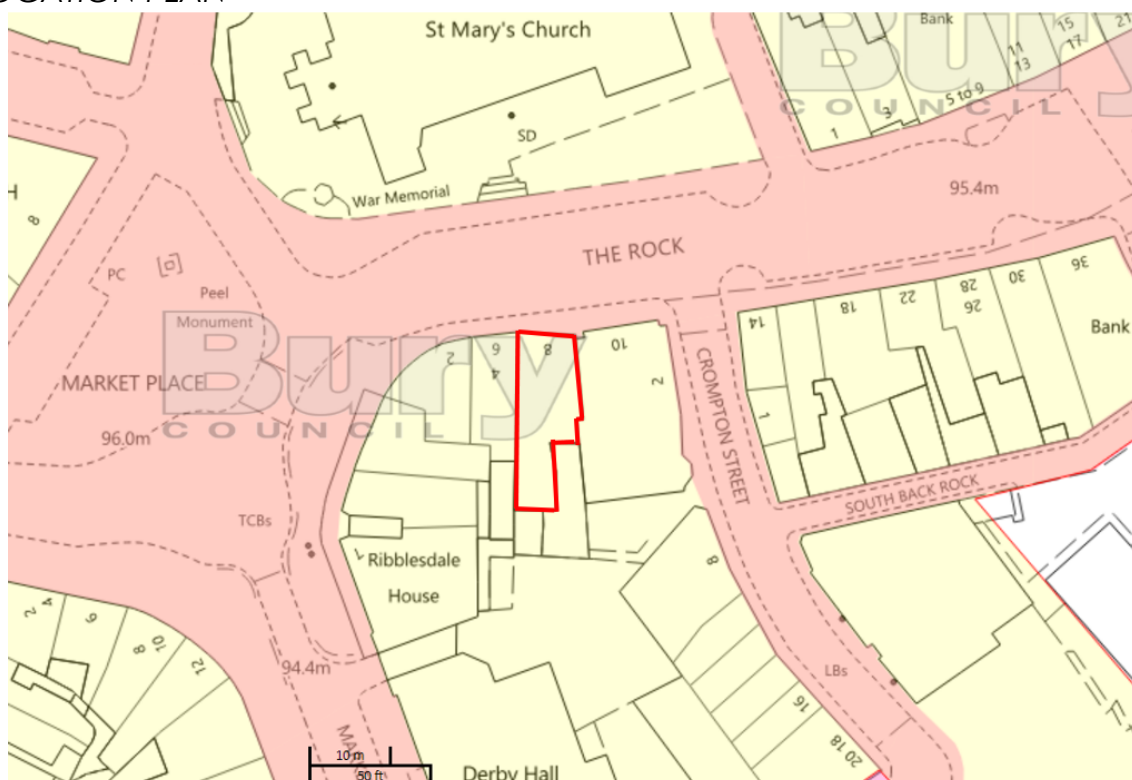
The property has been unoccupied for the last five months. The ground floor comprises a retail area, WC and kitchen to the rear. The lower ground floor comprises of two rooms and storage room. All of which are in a good condition, and only require minimal work with regards to redecorating the walls and painting the floor / installing new carpet.

The site is located in Bury Town Centre in a busy commercial area. It is within Bury Town Centre Conservation Area as originally designated in 1978 and subsequently extended to the West in September 2005.

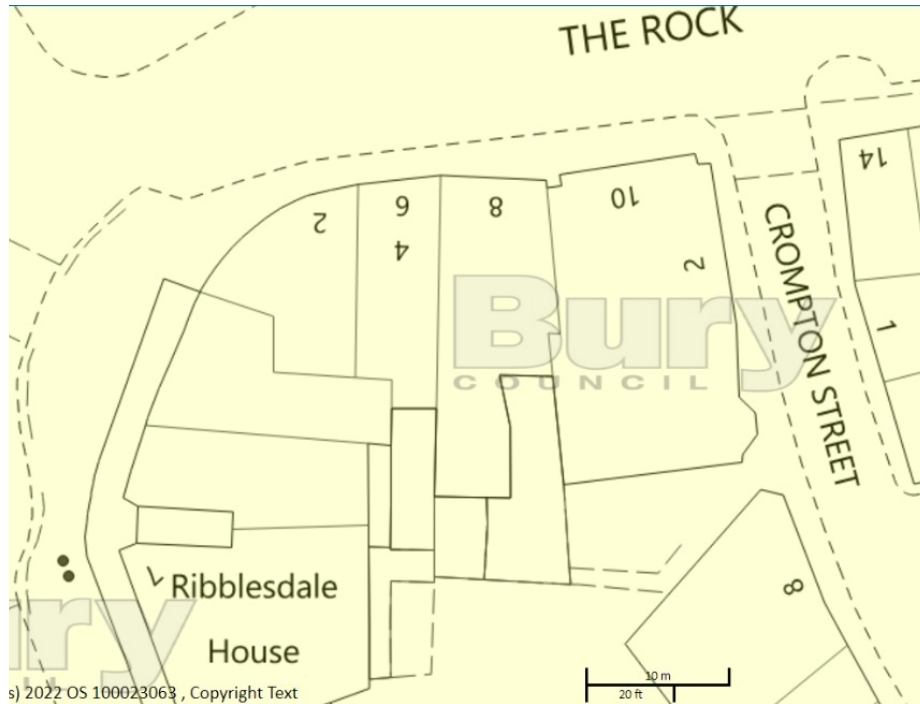


Due to its location within a Conservation Area, we understand due consideration must be given to evidential, historical, aesthetic and communal aspects of this application.

LOCATION PLAN



BLOCK PLAN



APPLICATION PROPOSAL

It is proposed to change the use of 8 The Rock, from Class F1 to Class Eb, to provide a dessert café.

The development description will be as follows: "Change of use from Non-Residential (Class F1) to café/retail (Class Eb).

The existing premises provide a gross internal area of approximately 2130 sq. ft (197 sq. m) according to the marketing description of the property.

It is proposed to change the use of the ground floor area to café and dine in, with the kitchen remaining the same. The lower ground floor area to be used as a functional space for private events or as additional seating for the retail area. The store room will remain the same.

There is no change to the layout, or any structural alterations planned, and the floor plans provided will remain unchanged from its previous use (see below).

There will be no loss or gain of floorspace due to any development, simply change of use for the ground floor and lower ground floor areas.

Access to the property will be via the front door on The Rock. There is no other access to the property.

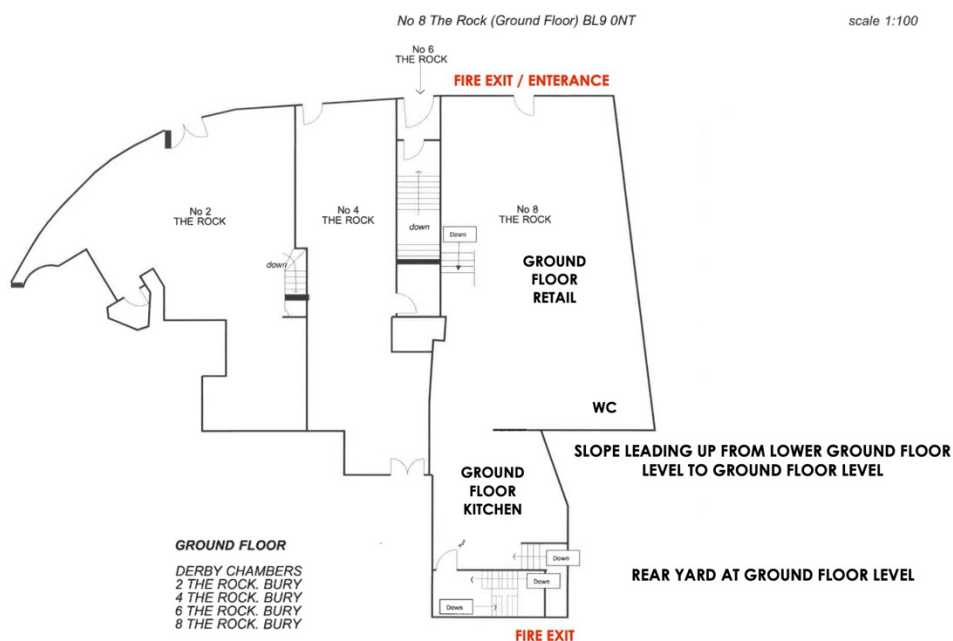
Currently the property's ground floor has a smart and professional frontage and disabled access door.

There will be no change to the exterior of the property other than a new sign identifying the business name, "Rawkies", occupying the same existing blank space above the frontage.

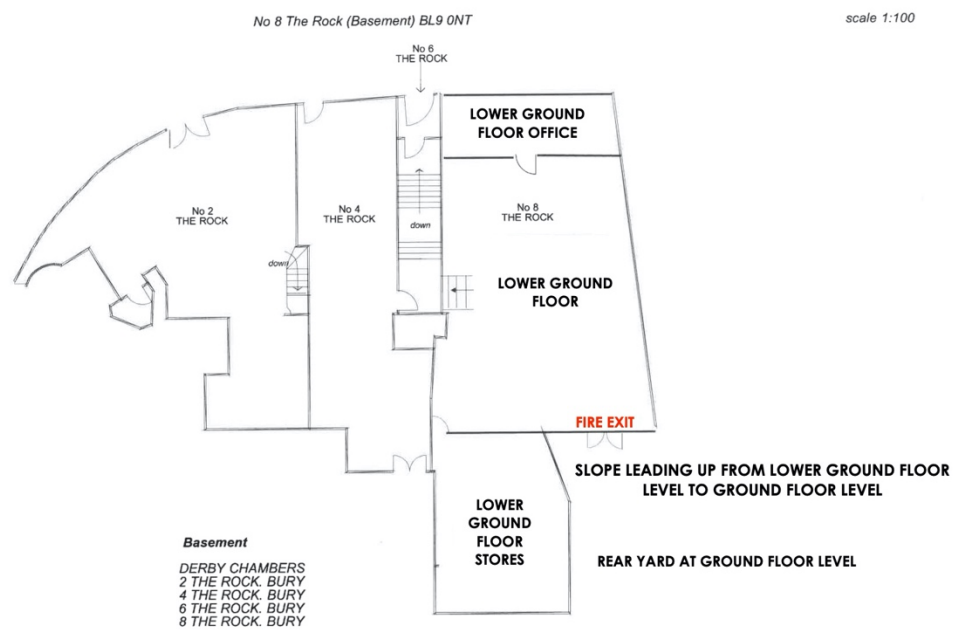
There are no plans to make any other changes to the exterior of the property.



SITE PLAN – GROUND FLOOR



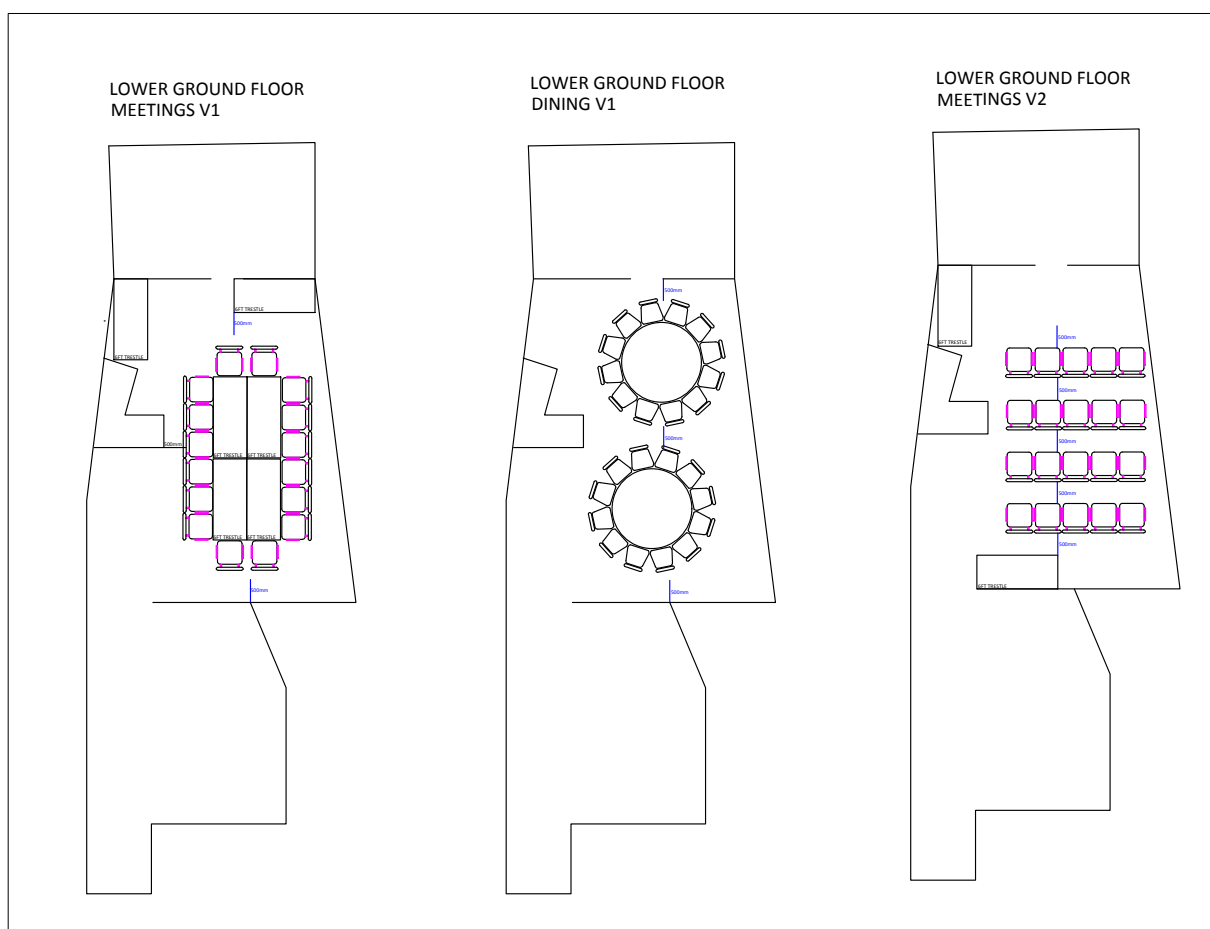
SITE PLAN – LOWER GROUND FLOOR



PROPOSED PLAN - RETAIL



PROPOSED PLAN – LOWER GROUND FLOOR NON-RETAIL



CONSERVATION AREA ASSESSMENT

This planning application proposes the change of use of the existing non-residential institution (currently unoccupied), at 8 The Rock, Bury BL9 0NT, to provide a dessert-style café, with a food and bar menu.

The principle planning considerations in this application have addressed evidential, historical, aesthetic and communal aspects.

The site is located within a commercial area in close proximity to other commercial and retail outlets. On the basis that this site is located within such an area and close to other amenities, it is entirely appropriate that a service that is not represented for sufficient distance is established.

Bury retains the character of a Lancashire market town and it is very much in keeping with that character that we propose a business that is specifically for the community.

Additionally, the location of Bury town centre provides a useful attraction to customers of all ages, who will use the other nearby amenities.

As described in the Planning and Access Statement, the area does not house a dessert shop that offers the same unique products as Rawkies Ltd, along with a hot and cold food menu and an alcohol selection. Our quirky dessert concept, will be completely unique to Bury and for that reason, will be highly sought-after by local residents as well as with people from the surrounding towns and cities.

Adjoining properties are an Estate Agency and a Tattoo shop, and further along The Rock there is a café, hairdressers and a bank.

The Rock has the feel and character of a traditional town with a combination of business types.



It is our intention to maintain and build on the character of The Rock and enhance the area by providing a much-needed and sought-after service to the local community and its businesses, and will also attract new visitors to the town.

Opposite is St Mary's Church, a significant building in the town centre, which emphasises the historical significance of The Rock and local area. The church and the pedestrianised area give it an intimate feel and the traditional nature of the buildings and the area are important and a reason for us choosing this site to open the business.

There are a number of offices and shops in the same block and close by, and by having a dessert café with Class E use, would have a positive impact for nearby businesses. The change or loss of the existing Class F1 use is acceptable and will not harm the local area or negatively impact the

community, especially since Bury houses a number of education and training facilities, suitable for all ages and educational abilities.

Also, there are sufficient other options available for educational centres in the close proximity.

The site is located near to other local amenities and shops. It is also located within an area where there is sufficient short-term free and metred street parking, immediately outside the premises and throughout the vicinity, as well as public car parks available and transport links including the Metrolink.

As there is no other café offering the same product as Rawkies Ltd, this would bring extra visitors to the town.

There would be no additional parking problem, as staff would use the nearby car parks.

The noise disruption would be minimal, as detailed in the Planning and Access Statement.

There will up to 1 full-time and up to 2 part-time permanent staff members on site during the start-up stages of the business, in addition to the company director and shareholder, and initially operating Sunday - Thursday: 10:00 - 23:00 and Friday - Saturday: 10:00 - 00:00.

Customer availability would be (showcased in the Proposed Floorplan in the Application section-

28 Covers Ground Floor Retail
20 Covers Lower Ground Floor Retail
26 Covers Lower Ground Floor Dining
20 Covers Lower Ground Floor Meetings

The pavement, road surface, and the nearby pedestrianised area all add to the character of The Rock and the surrounding area, and it is our intention to preserve this without any changes proposed to detract from this.



The application seeks a change of use of the existing Class F1 use to Class E, but it does not propose any change to the overall scale of the building or its layout.

The appearance of the building will not change except for a change of the current signage and repaint / colour of external frame work and door. The brickwork of the external building will remain the same, unchanged.

As responsible tenants and under the obligations of our lease, it is our responsibility to maintain and repair as necessary, with the landlord's and Council's consent, the fabric and exterior of the property in keeping with the spirit and the letter of local planning laws and guidance.