



DESIGN AND ACCESS STATEMENT – PART 2

LOCATION: 8 THE ROCK, BURY, BL9 0NT

APPLICATION REF NO: PP/11407339

DATE: 05/07/2022

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

COMMERCIAL PROPERTY EXTERIOR

The only exterior works required are for the change of the current signage to the signage required for the business. This will be a 3D cut 5mm flat cut acrylic letters of the Rawkies LTD logo, installed on top of timber panelling like shown in the images below at the dimensions of approximately 6.5m x 1m based on the current signage in place.

Other than the installation of the signage, no other work is required except for a repaint (and potential a sand down) of the external frame work, and a repaint of the front door to black.



ACCESS

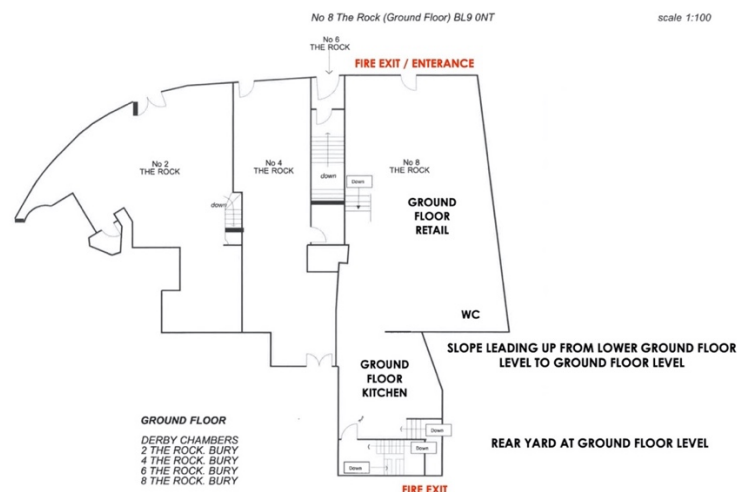
The existing main entrance to the property is to be retained, this entrance affords access for wheelchair users.

The tenants / managers of all the units will be made aware of their legal duties under the Equality Act and their legal responsibilities to provide all reasonable assistance to disabled patrons / staff.

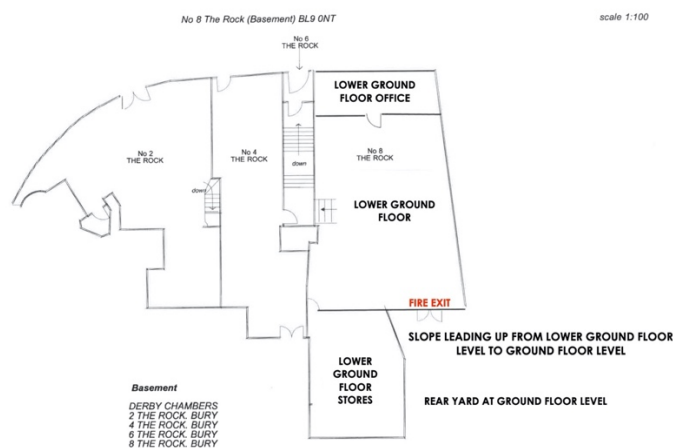
Delivery drivers serving the premises will park in the yard at the back of the property to ensure no disruption to traffic or commuters on Bury Road.

Refuse collection vehicles park in the rear of the property (as they did previously) to collect the refuse / re-cycling containers and return them to their original positions.

SITE PLAN – GROUND FLOOR



SITE PLAN – LOWER GROUND FLOOR



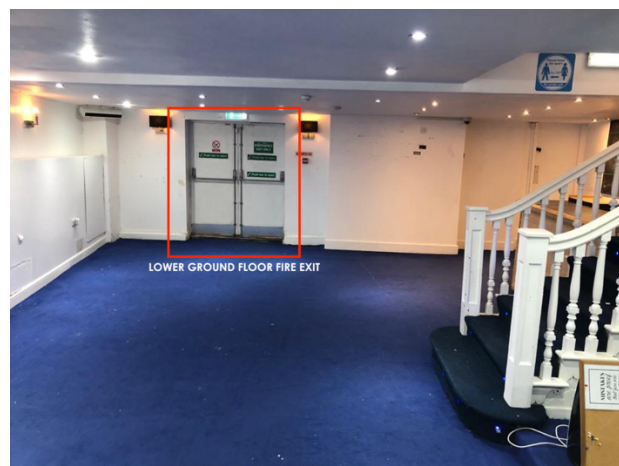
FIRE EXITS

As well as the main entrance, on the ground floor there is a fire exit at the back of the kitchen on the ground floor that leads to the rear yard of the property.

On the lower ground floor, there is a fire exit that leads up to the rear yard of the property. This is on a slope in order for wheelchair access.

Any contractor will be made aware of these exits when inducted into the property as well as the fire assembly points stated below.

There is no construction work required that could cause any one of these exits to be blocked and any contractors will be inducted to be aware that these are not to be blocked.



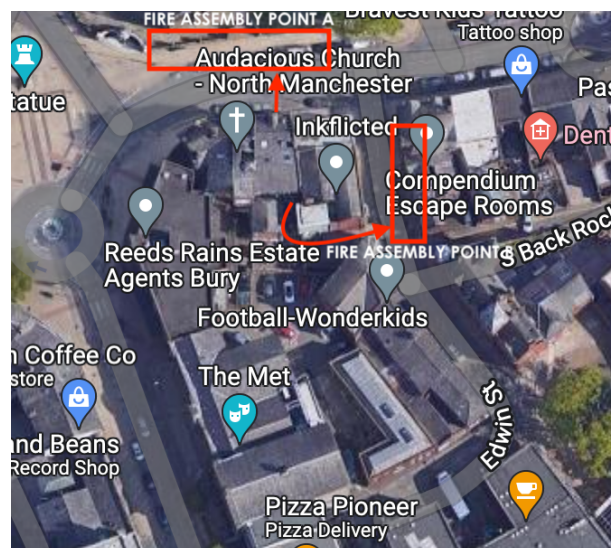
FIRE ASSEMBLY POINTS

Fire Assembly Point A will be across the road in front of the church for everyone in the front retail section at time of evacuation.

Fire Assembly Point B will be in the rear yard of 8 the Rock for everyone in the kitchen and lower ground floor at time of evacuation.

All the team on site will be made aware of these procedures with training to ensure that customers are directed efficiently.

Appropriate signage will be put in place, both internally and externally to the property to guide our customers in times when there isn't a member of the team to direct them.



SITE CONTEXT

The site lies within the Bury Council and located in an area predominantly comprising of retail shops, hospitality, and residential dwellings. The site is located next to The Rock and Millgate Shopping Centres and the site is well connected with bus, tram and train stations within a short walking distance of the site.

SUSTAINABLE LOCATION

Due to the proposal being located on a high-street and within a short walking distance to bus stops, proposing car parking for the development is redundant. However, there is street parking outside the property.

SUSTAINABLE PRODUCT

One of the most important features of the business is to be a responsible pioneer in the industry to inspire ecological and sustainable goals.

The goal for the business is to limit single use plastic, therefore we are going to be sourcing takeaway disposables from Vegware, including PLA which is a plastic looking alternative to the usual plastic items you see on the market. For example, the spoons and cold cups of Rawkies will supply, look and have the same stability of a piece of plastic, but will compose, unlike plastic. All these products are also branded with their compostable declarations.



To encourage consumers to take interest in our packaging is a long-term project and will require social media, package branding and supplier assistance to push these goals. Encouraging other businesses to follow suit is also another long-term challenge, that requires us to build a good reputation in the community and get businesses owners to look at what we are doing.

To buy these products is not a cost-effective proposal as these are expensive products and most people will just throw these items to general waste as a natural habit. Even if all consumers did follow suit, most waste disposal companies won't accept them as compostable waste as they still are reflective of the poor alternatives on the market. But we believe it is important to drive these goals and we will be working with Vegware to help us further this message across the UK with the right packaging, right branding and correct marketing. My hope is that other local businesses follow the same responsible patterns we set and it begins a chain of developments in the local area that help drive the Bury market, and over the next few years, expands across the country.

In my business plan, we have highlighted the requirement for gastro pans and lids. These are for the purposes of food storage in order to dismiss the need for clingfilm. My food date labels are also a compostable brand and these will also be showcased on social media frequently.

PUBLIC BENEFIT

The proposal is believed to bring a lot of public benefit and provide a positive contribution to Bury Road and The Rock Shopping Centre, creating more choice for local businesses and residents, increasing footfall on the high-street and nearby retail shops and contribute positively to the local economy and retail. It is thought this business is a first of its kind, making Bury its birth city and part of its history and will draw in custom from people travelling to experience this new product.

After conducting research of local competitors, we found other dessert shops to be very traditional, offering a more classic variety of products, such as scooped ice cream and cakes. Whereas our products will be more unique and quirky, and will generate a new interest for desserts.

We recognise that there is a local competitor along the same street, but are confident that our product is much more bespoke, as well as a more inclusive offering with the additional café elements of sandwiches, hot drinks and bar.

BUSINESS AIMS

To establish a presence as a successful local dessert food outlet.

To ensure a menu that balances options for vegetarians, gluten free, vegans and all dietary requirements.

To be a bespoke, flavoursome product.

To ensure all packaging and non-food resources are either compostable or sustainable.

To make Rawkies a destination hotspot for the area.

Ensure a positive guest expectation and satisfaction.

Ensure a high-quality product and provide a guest focused service.

Establish a brand and menu specification to ensure consistency.

Establish a unique, enticing menu that will differentiate us from the rest of the competition.

We will set out to be a good contributor and supporter to the community and other businesses in the area.

To ensure ingredients sourced can maximise shelf life and limit wastage and food miles for not only business needs, but for sustainable responsibility.

To ensure we are compliant with Natasha's Law and allergen information.

Although we won't be at the staffing levels, we will also comply with the calorie law, to ensure we are ahead of the requirements.

To ensure that our business is in keeping with the historic nature that Bury proudly showcases, and to keep within the aesthetic and communal aspects of the Conservation Area.

EMERGENCIES

Any team member employed or contracted by Rawkies LTD will be given clear advice and information on what action is to be taken in the event of an emergency e.g. how to access first aid provision, relevant contact details and mechanisms for reporting incidents and raising health and safety issues.

CHALLENGE 25

The DSP for the site will be Adam Greenwood, who will ensure that anyone employed to work on the site will be fully trained and competent in regards to challenge 25 and ensuring that no one is served alcohol without proof of age identification.

This training is more important than most hospitality businesses as the dessert concept is something that will draw in younger crowds, and therefore the

team will need to be extra vigilant during operational hours that no one under the age of 18 is attempting to be served.

There will be a zero-tolerance policy in regards to this establishment with the team on site, with results of failure of probation period, or beginning of disciplinary procedures for gross misconduct.

SECURITY

The property already houses external CCTV cameras and full alarm system and we will install internal CCTV cameras on all floors.

The goal of this business is to be a food-led destination; the addition of alcohol is only to enhance the offer.

We will have a full EPOS system to track the percentages of alcohol sales to food sales. If the split moves outside of 70% food 30% beverage, we will action in accordance. This could be to reduce the weekend trading hours from 00:00 to 23:00, reduce the alcohol offering or close the store earlier from 22:00 offering a delivery only service.

The food offering will always be available during opening hours and no sale of alcohol will be permitted once food operation is closed down, which will be the official closing time of the business.

In regards to the events business, the use of a bar with the events space will only be permitted if the client purchases a food package per cover from the Dining Choice Menu or Canape Reception menu.



NOISE / PUBLIC NUSIANCE

We will ensure to keep the noise levels to a minimum, and will address any concerns from the public, if they arose, and we are prepared for an earlier

closing time, if necessary. There will be no music played after 23:00 on the ground floor and the volume will be kept to a minimal level during the day.

We want Rawkies LTD to be known as a food-led business, therefore we should never reach a stage that the business requires security personnel. The requirement of security personnel would not be in keeping with our Class Eb responsibilities, and therefore we'd impose the changes required regarding business hours to keep operations back in line.

PARKING

Any team member within the employment of Rawkies LTD will be advised of any car parking arrangements prior to the initiation of their employment. The information provided will also refer to the availability of bicycle parking.

Residents will be provided with details of access to public transport and any designated safe walking, cycling routes to encourage more sustainable travel and reduce reliance on personal motorised vehicles.

The site does not come with any allocated parking for either tenant or Rawkies LTD employees, therefore, all parking of the team working within the venue will need to be sourced from an established public parking facility or public commute.

Any internal work for the installation of the flooring (whether epoxy, vinyl or carpet) will be required to make appropriate parking arrangements prior to work commencing and will be allowed to load the equipment via the rear yard delivery entrance.

PLANNING POLICY CONSIDERATIONS

Planning law dictates that applications for planning permission must be determined in accordance with the development plan (adopted Local Plan) unless material considerations indicate otherwise.

The National Planning Policy Framework (NPPF) was published in 2012 and is a material consideration in the determination of planning applications. Meanwhile, Supplementary Planning Documents (SPDs) are capable of being a material consideration in planning decisions but are not part of the development plan.

BURY UNITARY DEVELOPMENT PLAN (UDP) / BURY LOCAL PLAN (BLP)

The Bury Unitary Development Plan (UDP) acts as a guide for the future development or protection of land in the Borough, and its policies and proposals currently form the basis for the Council's decisions on planning applications.

The current Bury UDP was adopted by the Council on 29th August 1997. The Council is now working to replace the adopted UDP with a new document called the Bury Local Plan (BLP). Until the new Local Plan is produced the UDP will continue to be used to make planning decisions.

The Bury Local Plan will contain a range of locally-specific planning policies and identify local sites where development should be built as well as areas where development should be restricted or controlled.

The BLP will form a key part of Bury's overall development plan and, once adopted, these documents will both be used as the basis for determining future proposals for at least the next 20 years.

The site is located within a commercial and conservation area, therefore the following UDP policies are relevant to this application:

- Bury Licencing Policy (2021- 2026)
- EC1 - Employment Land Provision
- EC2 - Existing Industrial Areas and Premises
 - EC2/1 - Employment Generating Areas
- EC4 - Small and Growing Businesses
 - EC4/1 - Small Businesses
- EC6 - New Business, Industrial and Commercial Development
 - EC6/1 - Assessing New Business, Industrial and Commercial Development
- EN1 - Environment
- EN2 - Conservation and Listed Buildings
 - EN2/2 - Conservation Area Control
- EN7 - Pollution Control
 - EN7/2 - Noise Pollution
- TC1/2/1 - Traffic Management / Calming Measures
- TC2 - Town Centre Enhancement and Development
- TC3 - Bury Town Centre
 - Area BY8 - The Rock/Moorgate
- S1 - Existing Shopping Centres
 - S1/1 - Shopping in Bury Town Centre
- S2 - Control of New Retail and Non-Retail Development
- HT5 - Accessibility for those with Special Needs

CONCLUSION

With the mentioned policies and proposed measures, it can be believed that the potential issues that could arise from the proposed change of use can be suitably managed. The security measures proposed should give reassurance to the occupants and the neighbours that the safety of the area will not suffer as a result of the proposal.

Ultimately, Rawkies LTD intends to enhance Bury Town Centre and be a responsible part of the community.