



THE QUEENS
100 BRADLEY LANE, BRADLEY FOLD, RADCLIFFE, BOLTON,
BL2 6RA

DESIGN & ACCESS STATEMENT

March 2026

Client: Thwaites

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1. Introduction

This Design and Access Statement has been prepared in support of a planning application to Bolton Council for the erection of a timber pergola to part of the existing terrace area at The Queens Public House, Bradley Fold, Bolton, BL2 6RA.

The proposal relates solely to the improvement and partial covering of an existing external terrace area associated with the lawful operation of the public house. The works are minor in scale and intended to enhance customer comfort, improve amenity management, and provide acoustic mitigation.

2. Site Overview

The application site comprises The Queens Public House and its associated outdoor terrace area within Bradley Fold, Bolton. The site lies within an established mixed residential and local commercial area.

The terrace area is existing and currently used by patrons for outdoor seating. The public house is a long-established and popular community facility serving the local area.

3. Description

The proposal consists of:

- Construction of a timber pergola covering approximately 50% of the existing terrace area
- Installation of 2.0m high timber screens to three sides of the pergola
- Incorporation of sound insulation within the screen construction
- Installation of a clear polycarbonate roof set between timber joists
- Installation of a television fixed internally to one of the timber screens
- Installation of festoon lighting supported on 2.5m high timber posts within the open (uncovered) section of the terrace

4. Design

4.1 Scale

The pergola is modest in scale to the existing public house building.

- Screens: 2.0m in height
- Lighting posts: 2.5m in height
- Structure covers approximately half of the existing terrace

The structure remains open-fronted and does not form a permanent enclosed extension

4.2 Appearance & Materials

The pergola will be constructed from timber posts and beams with a clear polycarbonate roof.

Materials include:

- Pressure-treated structural timber
- Timber slatted or boarded screens
- Acoustic insulation contained within screen panels
- Clear polycarbonate roof sheeting
- Timber lighting posts
- Warm-white festoon lighting

The use of timber ensures a natural appearance appropriate to a pub garden setting and maintains a scale compatible with surrounding properties.

The clear roof retains light permeability and avoids creating a visually heavy structure.

5. Impact

- 2.0m high timber screens to three sides
- Integrated sound insulation within screen construction
- Television mounted internally and facing inward

The screens will help reduce lateral noise transmission and assist in containing sound within the terrace area. The partial covering of the terrace improves management of patrons during inclement weather and provides a more defined and controllable seating area.

Lighting will be low-level festoon style, providing ambient illumination without excessive light spill.

6. Access

The terrace area is existing and already accessible from the public house.

The proposal:

- Retains level access
- Does not introduce steps or ramps
- Does not alter entrance arrangements
- Maintains inclusive access for all users

There are no changes to servicing, deliveries, or refuse arrangements.

7. Planning Policy Considerations

The proposal accords with the general principles of the Bury Local Plan and the National Planning Policy Framework (NPPF) in that it:

- Supports an existing local community facility
- Represents sustainable development through enhancement of existing space
- Protects neighbouring amenity
- Is proportionate and appropriate in scale
- Improves the quality and usability of the outdoor environment

8. Conclusion

The proposed pergola and associated works represent a modest and well-considered enhancement to an established and popular public house.

The development:

- Covers only part of the existing terrace
- Uses appropriate and sympathetic materials
- Incorporates acoustic mitigation measures
- Protects residential amenity
- Maintains inclusive access
- Supports a valued community facility

The proposal is considered acceptable in design, scale, and amenity terms.