

DESIGN & ACCESS STATEMENT

WOLSTENHOLME HOUSE, 4 TENTERDEN STREET, BURY, BL9 0EG

Project Details:

Reference No: 219 -REV -

Site Address:

INSTALLATION OF A PERGOLA

WOLSTENHOLME HOUSE, 4 TENTERDEN STREET, BURY, BL9 0EG

FOR BURY SOCIETY FOR BLIND AND PARTIALLY SIGHTED PEOPLE

APRIL 2026



Hawthorn

ESTATES LIMITED

Hawthorn Estates Limited, Lumb, Rossendale, Lancashire, BB4 9ND- Tel 0845 900 444



Design Team / Dutyholders

CLIENT- Bury Society for Blind and Partially Sighted People, Wolstenholme House, 4 Tenterden Street, Bury, BL9 0EG Tel: 0161 763 7014.

ARCHITECT -Reid Lewis, Hawthorn Design Partnership, Lumb, Rossendale, Lancashire, BB4 9ND- Tel 07399202189 email- design@hawthorn-estates.co.uk

PLANNING CONSULTANT Richard Gee, Roman Summer Assoc. -email richard@romansummer.com
Tel-07773 967757 -Haweswater House, Waterfold Business Park, Bury, Lancashire, BL9 7BR

HERITAGE CONSULTANT- Ian Rowan, IR Heritage Consulting, , Tele 07490283401- email info@irheritageconsulting.co.uk

Design and Access Statement for the Installation of a Rectangular 4m x 3m Pergola on behalf of Bury Society for Blind and Partially Sighted People. Wolstenholme House, 4 Tenterden Street, Bury, BL9 0EG

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the installation of a contemporary rectangular pergola measuring approximately 4 metres by 3 metres, finished in anthracite grey, within the grounds of the Bury Society for Blind and Partially Sighted People at Wolstenholme House, 4 Tenterden Street, Bury, BL9 0EG.

The proposal seeks to enhance the existing external amenity space by creating a flexible, accessible, and weather-protected outdoor environment that supports the organisation's charitable activities and improves wellbeing opportunities for service users, staff, volunteers, and visitors.

A Design and Access Statement is required for certain categories of development under national planning legislation and local validation requirements, particularly where proposals are located within designated heritage areas such as Conservation Areas. As the application site lies within the Bury Conservation Area, the submission of a proportionate Design and Access Statement is appropriate in order to explain the design rationale of the proposal, demonstrate how the development responds to its surroundings, and show how inclusive access considerations have been integrated into the scheme.

This statement has therefore been prepared having regard to:

- The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), which sets out circumstances where Design and Access Statements are required;
 - The National Planning Policy Framework (NPPF), which promotes high-quality, context-led design and the conservation of heritage assets;
 - Relevant adopted and emerging planning policies of Bury Metropolitan Borough Council, including policies relating to good design, accessibility, heritage conservation, sustainability, and protection of local character; and
 - Bury Council's local validation requirements for planning applications.
-

In accordance with best practice, the statement is proportionate to the scale and nature of the development. The proposed pergola is a modest ancillary structure; therefore, the level of detail provided reflects the limited physical impact of the proposal while clearly addressing the key planning considerations.

The statement explains:

- **Use** – the need for the development and how the space will function;
- **Amount** – the size and scale of the proposed pergola;
- **Layout** – how the pergola is positioned within the site;
- **Scale** – the relationship of the structure to surrounding buildings;
- **Landscaping** – how the proposal integrates with the sensory garden setting;
- **Appearance** – materials, colour, and visual character; and
- **Access** – how the proposal will provide safe, inclusive and convenient access for all users, particularly visually impaired and mobility-impaired visitors.

The proposal has been carefully designed to preserve the character and appearance of the Conservation Area, respect the setting of Wolstenholme House, and deliver meaningful social and wellbeing benefits for the users of the Bury Society for Blind and Partially Sighted People.

About the author

This statement has been prepared by Reid Lewis, RIBA Chartered Architect, RIBA Conservation Registrant and RIBA registered Principal Designer, Architectural Director of Hawthorn Design Partnership, a wholly owned subsidiary of Hawthorn Estates Ltd. with over four decades of experience in architectural design, construction detailing and heritage refurbishment.

The author has led complex residential and commercial projects, including conservation work on high-profile listed assets such as the Walker Art Gallery.

Combining technical rigor, on-site construction knowledge and recognised Principal Designer and historical competence, he brings a thoughtful and evidence-based approach to design and planning. Pier's note work is characterised by attention to detail, collaborative leadership and a strong commitment to delivering sensitive, well-considered architectural solutions

2. Site Context

The site occupies a prominent position on Tenterden Street within the Bury Conservation Area. Wolstenholme House is an unlisted mid-19th century building located on the edge of Bury town centre and contributes positively to the character of the surrounding historic streetscape.

The proposed pergola is to be positioned in the recessed external area between Nos. 4 and 6 Tenterden Street. This space is enclosed by buildings on either side and framed by two arched brick openings within the rear decorative boundary wall. The area currently provides access to rear parking facilities and is partially screened from public view by mature landscaping, stone dwarf walls, and decorative railings.

Due to its recessed siting, behind the principal building line, the pergola will have limited visibility from the public realm.





Existing Tenterden Street View

3. The Proposal

The application proposes the installation of a modern aluminium pergola finished in anthracite grey. The structure will measure approximately:

- Outer Width: 4.08m
- Outer Depth: 3.08m
- Overall Height: 2.50m (rising to 2.54m with louvres open)
- Clear Internal Height: 2.36m

The pergola incorporates:

- Adjustable split-control louvred roof system
- Integrated rainwater drainage concealed within supporting posts
- Built-in LED lighting
- Three retractable privacy/weather screens
- Durable powder-coated metal construction suitable for long-term external use.



Pergola details

4. Design Principles

Scale and Massing

The pergola is modest in scale and domestic in character. Its lightweight open-framed design ensures that it remains visually subordinate to the surrounding historic buildings and boundary structures.

Appearance

The anthracite grey finish has been selected as a neutral contemporary tone that complements the masonry, slate, and traditional materials of the host building while clearly reading as a modern intervention.

Layout

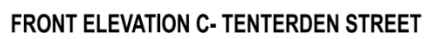
The pergola is centrally positioned within the recessed garden area, allowing circulation around the structure and maintaining access to the rear parking area. Its placement between the two arched openings reinforces symmetry and orderly site planning.

Heritage Response

The proposal has been carefully located behind the principal façade line so that views of the main elevation of Wolstenholme House remain unaffected. The structure does not require alteration to historic fabric and preserves the building's contribution to the Conservation Area.



Proposed plan



5. Use and Community Benefits

The pergola will create a sheltered outdoor sensory and community space designed specifically to support the activities of the Bury Society for Blind and Partially Sighted People.

The space will accommodate:

- Sensory planting, flowers, shrubs, and herbs
- A living wall and kitchen garden area
- Water features and wildlife habitats such as insect houses
- Community meetings and social activities
- Outdoor workshops and therapeutic sessions
- Quiet reflective space promoting wellbeing.

The retractable screens will help reduce excessive brightness and improve comfort for visually impaired users. The covered space will also enable year-round use regardless of weather conditions.

6. Access Statement

Inclusive Access

The proposal has been developed with accessibility as a key priority. The pergola will be located on existing accessible ground-level external space, allowing straightforward movement for:

- Wheelchair users
- Mobility scooter users
- Individuals with guide dogs
- Users with walking aids
- Staff and visitors with limited mobility

Visual Accessibility

Given the nature of the organisation, the design responds positively to visually impaired users through:

- Defined sheltered space with clear boundaries
- Adjustable shading to control glare and brightness
- Opportunities for tactile planting and sensory engagement
- Safe, level circulation routes

Safety and Security

The pergola will be positioned within a secure managed site and overlooked by existing buildings and the public realm, providing natural surveillance.

7. Impact on the Conservation Area

The proposal represents a small-scale and reversible addition that preserves the character and appearance of the Bury Conservation Area.

Key considerations include:

- Recessed location behind the building frontage
- Minimal public visibility
- No loss of historic fabric
- Contemporary yet respectful material palette
- Retention of views of the principal elevation
- Enhancement of active community use of the site.

The proposal therefore accords with the principles of conserving heritage assets while enabling viable and beneficial continued use.

8. Sustainability

The development offers several sustainable benefits:

- Encourages outdoor community activity and wellbeing
 - Supports biodiversity through planting and habitat creation
 - Solar-powered lighting reduces energy demand
 - Durable long-life materials requiring limited maintenance
 - Enables greater year-round use of existing underutilised space
-

9. Conclusion

The proposed pergola is a well-considered, modest, and high-quality addition to the grounds of Wolstenholme House. It has been sensitively designed to complement the host building and its Conservation Area setting while delivering substantial accessibility, wellbeing, and community benefits.

The proposal will enhance the functionality of the site for the Bury Society for Blind and Partially Sighted People and provide a valuable all-weather outdoor facility for users and visitors.

Accordingly, the development is considered appropriate and planning permission is respectfully sought.