

Design and Access Statement

Site Address: Land adjacent to 5 Crompton Street, Bury, BL9 0AD

Applicant: Crompton Living Limited

Date: February 2026



1. Introduction

This design and access statement has been prepared in support of a planning application for the erection of a boundary enclosure comprising brick walls, piers, railings and gates, together with associated works including bin storage and cycle provision, on land adjacent to 5 Crompton Street.

The Site lies within a designated conservation area and is located immediately adjacent to a small public open space known locally as Lions Gardens.

The proposal seeks to secure the site, protect residential amenity, and improve the visual appearance and management of the land.

2. Site and Surroundings

The application site comprises a car park area adjacent to 5 Crompton Street, which is also within the Applicant's ownership. The land sits alongside Lions Gardens, a raised circular public space incorporating seating, paving and decorative stone lion features.

The site occupies a prominent position at the end of Crompton Street, with commercial premises opposite and a pedestrian entrance to the nearby shopping centre located to the south.

At present, the site is enclosed by temporary Heras fencing. The open and accessible nature of the land has resulted in persistent issues including anti-social behaviour, uncontrolled parking, trespass, rough sleeping, littering and noise disturbance, particularly affecting residents of 5 Crompton Street whose windows directly overlook the site.

Figure 1 shows the site (in red) and 5 Crompton Street (in blue) for context.

Figure 1 – Site Location



3. Planning Policy Context

The proposal has been developed in accordance with the National Planning Policy Framework and the Bury Development Plan which promotes high-quality design, safe environments and protection of residential amenity.

Special regard has been given to the statutory duty to preserve or enhance the character and appearance of the Conservation Area.

The development also responds to the need to prevent crime and disorder and to promote safe and healthy communities.

A full policy review is contained within the accompanying planning statement.

4. Consultation

The applicant has engaged with both the Town Centre Management Team and the Planning Department at Bury Council during the development of this proposal.

5. Design Rationale

Section 3 of the accompanying planning statement demonstrates how the Applicant could erect a compliant parking enclosure without the need for planning permission. However, the Applicant wishes to deliver a higher-quality solution. This scheme will require planning permission but would offer benefits beyond what could be achieved under Class A alone, including improved design quality, visual coherence and long-term management of the site.

The design has taken into account the following considerations:

Heritage Considerations

The site lies within a Conservation Area and adjacent to 5 Crompton Street is not listed, however it is of some architectural merit.

The proposal has been designed to respect this context by:

- Using traditional materials and integrating the plaques and lion statues
- Maintaining visual openness at the frontage
- Preserving views across the site
- Avoiding encroachment into the public space
- Replacing visually harmful temporary fencing
- Improving a scheme that could be delivered under permitted development

The development is considered to preserve the character and appearance of the Conservation Area and to improve the setting of the adjacent public space.

Residential Amenity and Safety

Residents of 5 Crompton Street experience significant disturbance due to the proximity of the site to habitable room windows.

The enclosure will:

- Provide privacy and screening
- Reduce noise and disturbance
- Prevent trespass and rough sleeping
- Improve perceptions of safety
- Enable better site management

These benefits are substantial and central to the design rationale.

Introduction of a physical boundary

The proposal lies adjacent to, but does not result in the loss of designated public open space. Lions Gardens will remain fully accessible and functional.

While the enclosure introduces a physical boundary, the frontage railings maintain visual openness and passive surveillance, preserving the character of the area. The physical boundary is required to protect the amenity of the existing residents. The new area will create an improved area for the residents.

Community Safety

A key objective of the scheme is to address disturbance, crime and anti-social behaviour associated with the unsecured site.

The design incorporates principles consistent with Secured by Design guidance, including:

- Defensible boundaries
- Controlled access
- Natural surveillance through open railings
- Elimination of concealed spaces
- Improved management of the land

These measures will contribute to a safer environment for residents and the wider community.

Environmental Considerations

The proposal will improve environmental quality by:

- Preventing litter accumulation
- Reducing informal encampments
- Enabling provision of refuse storage
- Supporting long-term maintenance

- Encouraging cycling

No significant adverse environmental impacts are anticipated.

6. Design Principles

Amount and Scale

The proposal is limited in scope and comprises the erection of a boundary enclosure and associated access gates to contain an area of 150 sq.m.

The amount and scale of each proposed element is:

Wall and gates

The principal brick wall would measure approximately 2 metres in height, with piers and coping stones at 2.2 metres. This scale has been selected to replicate the existing rear wall and provide effective privacy and security while remaining proportionate to the surrounding urban context.

A 2-metre-high black metal vehicular gate is proposed at the front of the site. In addition, a separate pedestrian access gate and a further gate serving the proposed bin storage area are also included within the scheme to ensure functional and secure access arrangements.

Although the front boundary treatment would exceed 1 metre in height, the use of painted metal railings with an open design ensures that visibility into and through the site is retained from the public highway. This approach maintains passive surveillance, preserves the sense of openness, and reflects a traditional boundary treatment commonly found within town-centre settings.

This scale has been carefully considered to provide the necessary level of privacy and security for adjoining residential properties while avoiding an overbearing or dominant appearance. The height would remain proportionate to surrounding structures.

Figure 1 – Front Elevation



Figure 2 – Side elevation



Bin store

2 metre high fencing will enclose the bins. This will be screened by the front and side walls.

Cycle shelter

2 x cycle shelters are proposed at 3.500 mm x 2.100 mm x 2.150 mm. Each shelter can accommodate 6 bicycles.

Layout

The enclosure follows the existing site boundaries and does not alter the spatial arrangement of surrounding land uses. Lions Gardens remains fully accessible and unaffected.

Vehicular access will be controlled via a front gate, with access primarily for servicing purposes such as refuse collection.

The bin store has been located to the front of the area to allow easy access during refuse collections.

The bike store has been located towards the rear of the site so as it is easily accessible but less visible from the front elevation.

Appearance

The design adopts traditional materials and detailing appropriate to the Conservation Area setting.

Key features include:

- Brick wall panels with matching piers
- Stone or precast coping to piers
- Black painted metal railings and gates
- Open vertical bar construction to maintain visibility

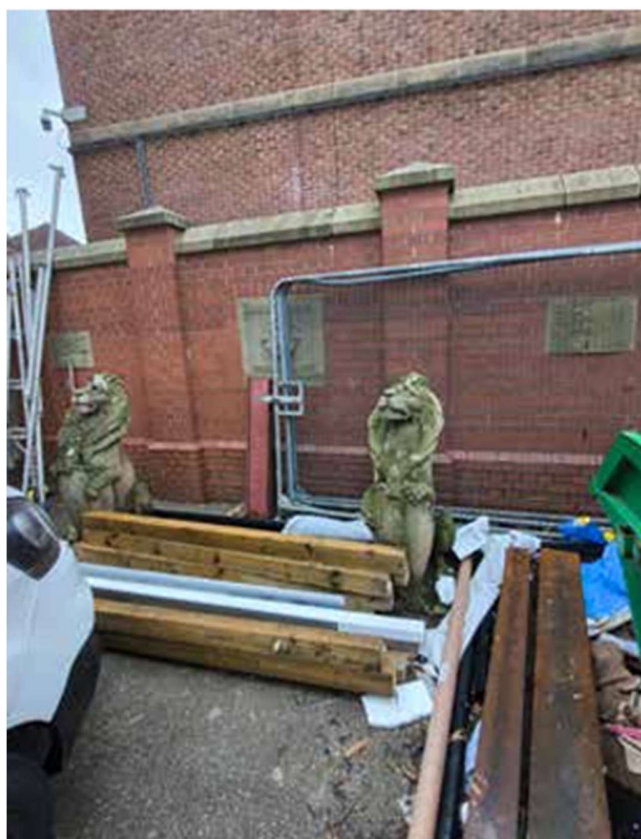
This approach replaces the existing temporary fencing with a permanent, coherent and visually appropriate boundary treatment. Each element will be considered in turn below:

Wall and gates

The proposed wall will be constructed using brickwork that matches the existing building and adjacent rear wall (**Figure 3 below**) in terms of colour, texture, and bonding pattern. Stone coping is proposed on the head of the brick wall. This ensures visual continuity and respects the character of the Conservation Area. The gates will be metal and painted black.

Two historic plaques and lion sculptures currently located on the site will be sensitively repositioned to face into the newly enclosed space onto Lions Square. This preserves their visibility and heritage value while integrating them into the new residential context.

Figure 3 – Rear wall



Bin store

The bin store is in timber and sits behind the steel backed railing gate, ensuring the bins are not visible from the street.

Cycle shelter

Topregal Bike shelter F350/5 is proposed (see Figure 4). This will be manufactured from hot-dip galvanised steel with a weatherproof PC roof.

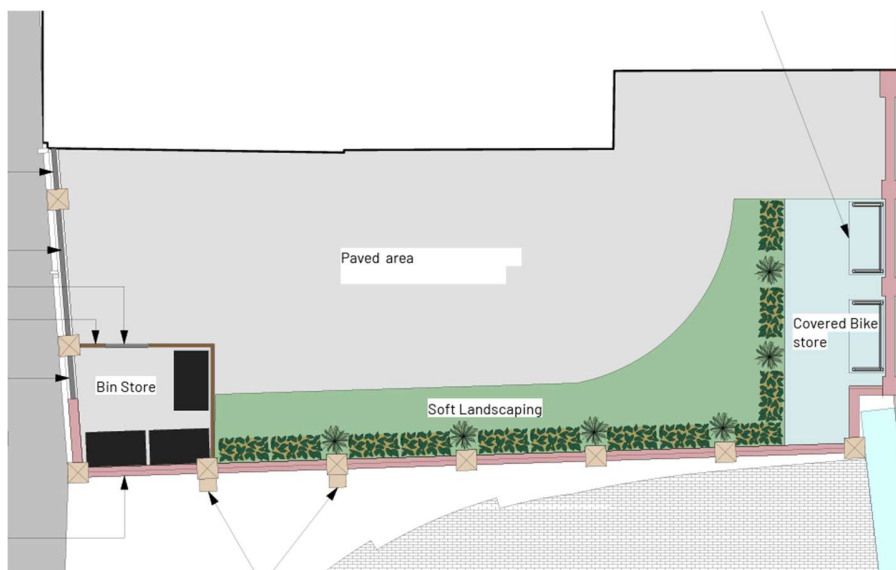
Figure 4 – Cycle shelter



Landscaping

A soft landscaped area is proposed to the south of the site as shown in **Figure 5** below.

Figure 5 – Landscaped area



Access

The enclosure will be accessible only to residents via a secure gate, ensuring controlled access while maintaining permeability around the site.

Vehicular Access

Vehicular access will be controlled via a secure gate at the site frontage. Entry will be limited to residents, essential servicing, including refuse collection.

This arrangement will reduce traffic movements, prevent unauthorised parking and improve safety.

Pedestrian Access

A pedestrian gate is proposed to the enclosed area and bin store to allow controlled access for authorised users. Public pedestrian routes in the surrounding area remain unchanged.

Inclusive Access

The proposal does not introduce barriers to existing public routes or facilities. The adjacent public space remains fully accessible.

7. Conclusion

The proposed development represents a sensitive, proportionate and necessary response to an evidenced problem affecting residential amenity and the quality of the surrounding environment.

The enclosure will:

- Secure a vulnerable urban site
- Protect residents from disturbance and intrusion
- Improve safety and perceptions of security
- Enhance the appearance of the site
- Preserve the character and appearance of the Conservation Area
- Improve the setting of the adjacent public space
- Replace unsightly temporary fencing with a permanent solution

The scheme accords with the Bury Development Plan and national planning policy objectives for good design, community safety and sustainable development.

Accordingly, the proposal is considered acceptable in design and access terms and planning permission should be granted.