

**Planning Application for new external staircase to provide first floor
access and internal alterations to increase the shop retail area,
Billington General Store, 1 Bonny Grass Terrace**

Design and Access Statement

23-051



September 2023

Introduction

The proposed application is for alterations to the first floor access to a residential apartment incorporating a new external staircase and internal alterations to facilitate an increase in the shop retail area.

This Design and Access Statement has been written to meet the requirements of Article 4c of the Town and Country Planning (General Development Procedure) Order 1995, as amended in Circular 01/06 (Guidance on Changes to the Development Control System) (Section 3).

Context and Location

The site is situated at the eastern end of Bonny Grass Terrace, Billington. The property is a two storey typical end terrace and is bounded by residential properties. The shop is accessed off Whalley Road whilst the first floor flat is accessed through a door to the side of the property. .



Use

The property is currently used as a small shop with office and storage area to the rear with a 2 bed flat to the first floor. The applicant is seeking to expand the retail area to provide additional retail space to enable them to sell a wider range of general grocery items. This will provide localised access to produce for the residents of Billington whilst providing a more sustainable business for the applicant and his family.

To facilitate the expansion into the rear storage room the existing centrally positioned staircase needs to be removed. The removal of the stair means that an alternative first floor access is required proposed in the form of a free standing external staircase.

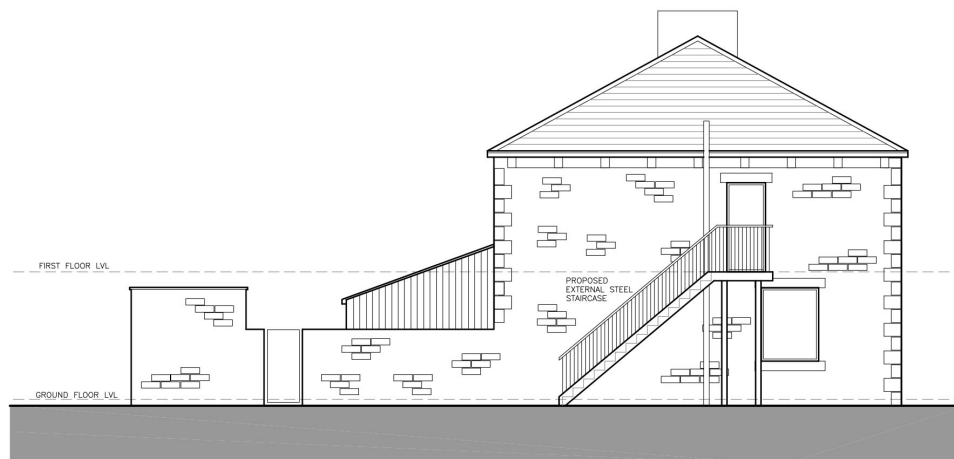
Appearance and Layout

The elevations below illustrate how the external alterations will affect the existing building.

The existing ground floor door will be blocked up in stone to match the existing whilst a new first floor door will be accessed via an external steel staircase structure.



EXISTING SIDE ELEVATION (2)



PROPOSED SIDE ELEVATION (2)

The photo below shows another similar property on Whalley Rd that has a similar arrangement to the proposals. However, sitting between two blocks of terraced houses within a comparatively narrow gap we consider our proposal to have less visual impact on the neighbouring properties.



Scale and Amount

The existing ground floor retail space is 19SQ.M. The proposed ground floor retail area is 46 SQ.M, an increase of 27 SQ.M.

Access

Access to the shop will not change. The residential flat at first floor will be accessed via the external staircase and will continue to operate separately from the retail use below.

Summary

We consider expansion of the retail space and better availability of produce to local residents along with the improved sustainability of this local convenience store outweighs the effect of external development on and appearance of the neighbouring area.