



DESIGN & ACCESS STATEMENT

PROPOSED ROOF EDGE PROTECTION WORKS: PARKFIELD COURT, 38-40 BARLOW MOOR ROAD, DIDSBURY, MANCHESTER, M20 2GE.

Introduction

This statement has been prepared in support of the application for Full Planning Permission with respect to installation of roof edge protection to an existing detached residential property, situated at 38-40 Barlow Moor Road, Didsbury, Manchester M20 2GE.

A site plan has been prepared in addition to the elevations indicating location of the proposed works in support of the application.

Site Description

Parkfield Court is a three-storey detached retirement housing property with a driveway and car park, surrounded by mature trees in the Didsbury area of Manchester.

The building is of traditional construction with brickwork cavity walls under a duo-pitched and hipped roof. The external walls are finished with a combination of red brickwork and mock-Tudor render to all elevations. Windows and doors are constructed in white uPVC double glazed units.

The car parking is situated on a private car park to the right of the property with the remainder of the grounds consisting of landscaped gardens, with lawns, paving and shrubbery.

Design Rationale

In order to access the roof safely, we propose a steel handrail at a height of 1100mm be installed along all areas currently without edge protection. Two fixed steel access ladders with fall protection hoops will allow safe access to the roof, to be fixed at the right and left sides of the property.

The location of the edge protection is discrete and mostly obscured from vision by the trees on the site. It is proposed that the edge protection system is constructed from galvanised steel as this will not rust or degrade to become unsightly and will maintain its appearance over time.

Access Statement

The roof edge protection works are being carried out to provide safe access to the roof. The roof of the property requires regular access in order to remove vegetation and debris from the surrounding trees. Due to the overall aesthetic of the area it would be undesirable to remove the mature trees and so regular maintenance of the roof is vital to ensure roof coverings are undisturbed and gutters are clear. Carrying out such works without edge protection or fixed ladders would pose a health and safety risk and serious falls could occur, resulting in serious injury or fatality.