

6 Oakfield Road

MCC PLANNING APPLICATION

December 2024

DESIGN STATEMENT: 6 Oakfield Road

Introduction

No. 6 Oakfield Road is a detached house in the southern suburb of Didsbury, Manchester.

The application includes the proposal to construct a ramp at the rear of the property to enhance accessibility for all users, particularly individuals with mobility challenges, while ensuring compliance with local planning regulations.

The primary purpose of the ramp is to provide a safe and accessible entry point to the rear of the property. This will facilitate easier access for residents and visitors with mobility impairments, as well as for individuals using wheelchairs or other mobility aids. Hand railings and other elements will be in keeping with the original character of the existing house.

Design Intentions:

The ramp will be situated at the rear of the property, minimizing visual impact from the street and maintaining the aesthetic integrity of the front facade.

- Materials: The proposal will include high-quality, durable materials that complement the existing structure, with a non-slip surface to ensure safety.

- Dimensions: The ramp will be designed to meet the recommended gradient of 1:15, and 1:12 between landings, ensuring that it is not too steep and is compliant with accessibility guidelines Part M 4(1). The width will be a minimum of 900mm to allow for safe passage, and 1200mm landing width.

- Landscaping: Surrounding the ramp, landscaping elements will be incorporated to blend the structure with the existing garden, including planting native shrubs to enhance biodiversity and visual appeal.

We have reviewed the relevant planning policies set forth by Manchester City Council and confirm that this proposal complies with:

Compliance with Manchester City Council:

- Accessibility Standards: The ramp will adhere to the principles of inclusive design, ensuring access for all.

- Environmental Impact: The construction will minimize disruption to the existing landscape and will not adversely affect neighbouring properties.

- Visual Impact: The design has been carefully considered to maintain the character of the property and surrounding area, with attention to materials and finishes to harmonise with the existing property.