

Design and Access Statement

Subject property

68 Heathbank Road, Manchester, M9 0NB

Report issued

March 2023

Existing Site

The property in question is a two storey semi-detached which was constructed c. 1930. The property is located in north Manchester in the village of Higher Blackley. Heath Bank is located off Plant Hill Road and runs parallel with Victoria Avenue (A6104). The property is located on the north side of Heathbank Road with the front elevation facing south. The property is located on a severely sloping site with circa 3.6m height difference from the rear boundary and the pedestrian footpath on Heathbank Road.

The site is bound by a communal access track to the north which is shared with the shops located on Victoria Avenue. A locked gate is currently installed to the access point with the majority of the access track overgrown. The boundaries to the sides are defined by a variety of low and high timber fencing with hedges to the front curtilage. The boundary to the front is defined by the tarmac edge of the pedestrian footpath.

The existing curtilage comprises a double timber gate to the front with a separate single timber gate forming a shared access with the neighbouring property. A steep tarmac footpath is provided from Heathbank Road up to the front entrance with the footpath continuing around the perimeter of the property. Due to the sloping nature of the rear curtilage it is split over levels with a concrete patio area enclosed by a retaining wall and steps centrally that provide access to a grassed area. A large tree is located to the rear left corner of the curtilage that is on a raised level above the garden, a tree stump is also located to the right corner from another tree previously removed.

Proposed Design

The intention of the proposed design is to improve access lifestyle of the occupant who has limited mobility and struggles to access the property due to the sloping nature of the site and unable to utilise the living accommodation upstairs.

The proposed scheme can be split into three phases:

1. Providing off road parking to enable the occupant to safely park and demount from their specially adapted wheelchair vehicle. Further adaptations include installing a step lift to provide access from the drive up to the house level. The drive to the front of the property will have a permeable paving.
 2. Improve access within the property by altering the existing layout with 900mm wide door opening and clear approaches. Additional living accommodation is also being constructed to the rear of the property to provide living accommodation and washing facility for the occupant with limited mobility.
 3. For the scheme to be feasible adaptations to the rear of the curtilage includes removal of the large tree and stump, excavation of the ground level to provide a level platform and construction of a retaining wall. The remaining surface around the extension will be paved to allow the occupant to utilise the garden for wellbeing benefits of raised plant beds.
-

Design Assessment

Various designs options have been reviewed to improve access and the lifestyle of the occupant with the proposed design the most achievable. An option of ramp was reviewed to the front of the property but due to the sloping site achieving a minimum gradient of 1:20 and width of 1200mm as stated in Manchester City Council Design for Access 2 would not be feasible. Moving the retaining wall closer to the property was reviewed to retain a small patch of grass but due to the height difference in levels access up to the area would be impractical and create a maintenance issue. Due to the large tree located on a raised platform any excavation within the area creates a risk of the tree falling. With no tree preservation orders on the tree and the potential of it causing damage to the neighbouring properties we have designated the tree for removal.

Surrounding Area

The effect on the surrounding areas has been reviewed when forming the proposed design.

Due to the extension being primarily located within an excavated area it will have little if any imposing effects of the neighbouring property. With a designated parking space already allocated to the occupant outside the property installing a drop kerb and drive to the property will not have any effect on parking for the surrounding area. The threshold of the drop kerb will not impede on any services or gulley's within the vicinity.

Description	Photograph
1. Rear Curtilage – Facing north looking at the rear boundary	
2. Rear Curtilage – Facing north east looking at the boundary corner.	
3. Rear Curtilage – Facing north west looking at the boundary corner and tree within the locality.	

Description	Photograph
4. Rear Curtilage – Facing north west showing an upper image of the tree.	
5. Access Track – Facing east down the access track towards Plant Hill Road. Track located to along the rear boundary.	
6. Rear Curtilage – Facing south looking down the garden towards the property.	

Description	Photograph
7. Rear Curtilage – Facing south showing the paved area at the base of the property.	 A photograph of the rear curtilage of a brick property. The area is paved with concrete slabs. To the right is a white door with a small window. To the left is a wooden shed. Various items are scattered on the ground, including a green bin, a white chair, and some bags. A black downpipe runs down the side of the brick wall.
8. Front Curtilage – Facing north showing a general image of the front elevation	 A photograph of the front curtilage of a brick property. The area is enclosed by a dark blue wooden fence. Behind the fence are several bins (green, blue, and orange). The front elevation of the brick property is visible in the background, featuring a central door and several windows.
9. Front Curtilage – Facing west showing a general view of the pedestrian footpath outside the proposed driveway.	 A photograph of the front curtilage of a brick property, facing west. The view shows a pedestrian footpath running alongside the property. A dark blue van is parked on the left side of the path. The property is enclosed by a dark blue wooden fence, and a brick building is visible in the background.

