

Planning, Design & Access Statement

45 Harrop Street, Abbey Hey, M18 8RN

LHG Projects
Architectural Design

1. Introduction

This statement accompanies an application for the demolition and replacement of the existing building at 45 Harrop Street, Abbey Hey with 3 No. terraced houses. The new terraces will be 2 & 3 bedrooms laid out over two stories.

This application follows the recent withdrawal of the previous application 122788/FO/2019. The new application is based on the previous approval 115676/FO/2017. Off road parking is provided to each of the new dwellings.

2. Site & Surroundings

The site is located on the junction of Harrop Street and Jetson Street. This is a well established residential area, with good access to local facilities and transport links.

3. Layout

The proposal will provide 2 No. three bedroom houses and 1 No. Two bedroom house laid out over 2 floors. The new buildings occupies a smaller footprint than that it replaces and provides private amenity space to the rear.

The proposal follows the existing street pattern and will sit well within the street scene.

The internal layout has been designed with front and rear aspects, similar to the surrounding dwellings with an open plan ground floor providing access to the rear amenity space.

The site is positioned in a street where on street parking is the norm. Each of the new dwellings has off street parking for 1 No. vehicle.

4. Scale

The omission of the 2nd Floor (as per the previous approval) has allowed the ridge heights to be reduced.

5. Appearance

The proposed dwellings will be modern in appearance with brick and rendered elevations house under a concrete tiled roof. The windows on the front of the new dwellings will be provided with an aluminium window pod to add interest to the facade.

6. Access

The new dwellings will be provided with level access to the front. Off street car parking has been provided to each of the dwellings.