Planning Statement in Support of HMO Conversion at 148 Slade Lane, Manchester M19 2AQ

This statement is submitted in support of a planning application to convert the property at 148 Slade Lane, Manchester into a high-end House in Multiple Occupation (HMO) designed specifically to cater to the growing demand for luxury accommodation among young professionals. The proposal seeks to revitalise the property through an extensive internal reconfiguration and refurbishment programme, elevating the standard of shared accommodation within the Levenshulme area.

The proposed development consists of a six-bedroom, six-person HMO with communal facilities including a spacious, 30.85m^2 open-plan kitchen and dining area, a snug room of 10.22m^2, and a utility room. The internal layout has been carefully designed to ensure all bedrooms exceed 10.22m^2, providing generous private living spaces. Crucially, each bedroom will include a private en-suite bathroom, significantly enhancing personal privacy, convenience, and hygiene—features increasingly valued by professionals in shared accommodation. The provision of en-suites also reduces pressure on shared facilities and improves the long-term sustainability of the property as a multi-occupant dwelling.

The development is strategically located in Levenshulme, a well-connected and culturally vibrant part of Manchester that continues to attract a large cohort of young professionals due to its proximity to the city centre, affordable living costs compared to neighbouring districts, and growing number of independent businesses and cafés. Despite its popularity, much of the HMO stock in the area is dated and poorly maintained, typically targeting the student rental market. These properties are often characterised by cramped rooms, limited amenities, and outdated fittings, which fail to meet the expectations of a more discerning professional demographic.

In contrast, the proposed HMO at 148 Slade Lane will set a new standard by offering high-quality finishes, modern insulation and heating systems, stylish interiors, and well-thought-out communal areas conducive to both social interaction and quiet study or remote work. This level of design and attention to detail aligns with the lifestyle aspirations of today's young professionals, many of whom seek well-managed, all-inclusive living arrangements within shared environments that still afford them dignity and personal space.

Importantly, the transformation of this property will not only benefit its future occupants but also contribute positively to the surrounding neighbourhood. By investing in quality housing stock and reducing the visual and social impact of neglected or underused dwellings, the scheme supports the ongoing regeneration of Levenshulme. Furthermore, a well-maintained, professionally managed HMO helps maintain

community cohesion by preventing the transient, unmanaged tenancies that often accompany lower-quality shared housing.

In summary, the proposed luxury HMO at 148 Slade Lane offers a bespoke, future-proof housing solution that meets the evolving needs of Manchester's young professional population. By combining high standards of design, en-suite accommodation, and thoughtful communal planning, the scheme provides an alternative to the substandard HMOs currently saturating the area and helps support the continued upliftment of the local housing landscape. It is a considered, responsible, and much-needed addition to the residential offering in Levenshulme.