Planning Statement

Address: 26 Lansdowne Road, Manchester, M8 5SH
Project number: GSS26120
Date: 5th August 2026
Proposal: Conversion of the existing first and second floor apartment into two self-contained apartments

1.0 The Site and Surroundings

1.1 The application property is a three-storey mid-terrace building located on Lansdowne Road, close to its junction with Eadington Street, in Manchester, M8 5SH.

1.2 The ground floor is in use as an early years / educational facility (Use Class F.1) and is retained. The first and second floors are in residential use and are currently arranged as a single self-contained apartment.

1.3 The surrounding area is predominantly residential in character, with a mix of terraced dwellings and commercial units at ground floor level along the parade.

2.0 The Proposal

2.1 The proposal is for the conversion of the existing self-contained apartment on the first and second floors into two separate, self-contained apartments.

2.2 Apartment A is located at first floor level and provides a one-bedroom, one-person unit of 38m^2. Apartment B is a studio and is located at second floor level. It provides a one-bedroom, one-person unit of 37m^2.

2.3 Each apartment is fully self-contained, with its own kitchen, bathroom and living accommodation. The existing shared entrance and staircase are retained to serve both units.

2.4 The existing daycare unit at ground floor level is retained and is unaffected by the proposal.

3.0 Principle of Development

3.1 The proposal makes efficient use of existing floorspace within a sustainable, established residential and commercial location, delivering an additional residential unit without the need for new build development.

3.2 The intensification of residential use across the upper floors is consistent with the established character of the area and represents an appropriate and sustainable use of the building.

4.0 Design and External Appearance

4.1 The works are internal only. No external alterations are proposed to the building.

4.2 The appearance of the building, when viewed from both the street and the rear, will remain entirely unchanged. There is therefore no impact on the character or appearance of the wider streetscene.

5.0 Standard of Accommodation

5.1 Both apartments provide a good standard of accommodation. Each unit benefits from a separate bedroom, kitchen, bathroom and living space, and each is served by adequate natural light through the existing window openings. Apartment B will benefit from enhanced levels of natural light through the provision of two skylights.

5.2 The proposed unit sizes are comparable to the nationally described space standard for one-bedroom, one-person accommodation, and provide comfortable, functional living space for future occupiers.

6.0 Residential Amenity

6.1 As the works are contained wholly within the existing building envelope, there is no additional overlooking, overshadowing or loss of privacy to neighbouring properties.

6.2 The scale and intensity of the residential use is modest and appropriate to the building and its surroundings, and would not give rise to any material harm to neighbouring amenity.

7.0 Flood Risk

7.1 The site lies within Flood Zone 1 and is not at risk of flooding.

8.0 Noise

8.1 The upper floors of the building are already in residential use, and the relationship between the ground floor nursery and the residential accommodation above is therefore well established. The proposal does not introduce residential use above the nursery for the first time, but subdivides existing residential floorspace. Appropriate sound insulation will be provided between the ground floor and the residential units in accordance with the requirements of Building Regulations Part E, safeguarding the living conditions of future occupiers and the continued operation of the ground floor use.

9.0 Conclusion

9.1 The proposal delivers two self-contained residential units through the internal subdivision of an existing apartment. There are no external alterations, no harm to the character of the area and no adverse impact on neighbouring amenity.

9.2 The development represents an efficient and sustainable use of the existing building. It is respectfully requested that planning permission be granted.