

Planning Statements

Project Number: 25_008

Project Name: Oswald Road Primary School – 2 year old provision

Issued: Rev– 03.09.2025
RevA 05.09.2025
RevB 12.09.2025
RevC 16.09.2025

These planning statements have been compiled further to pre –planning advice from Joshua Lee dated 08.08.2025.



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D&A (Design and Access Statement)

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This Design and Access Statement follows the 2006 CABI document “Design and access statements How to write, read and use them”

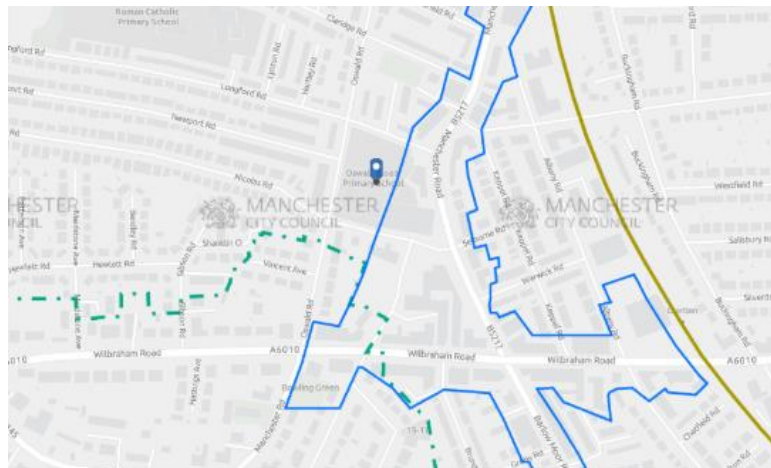
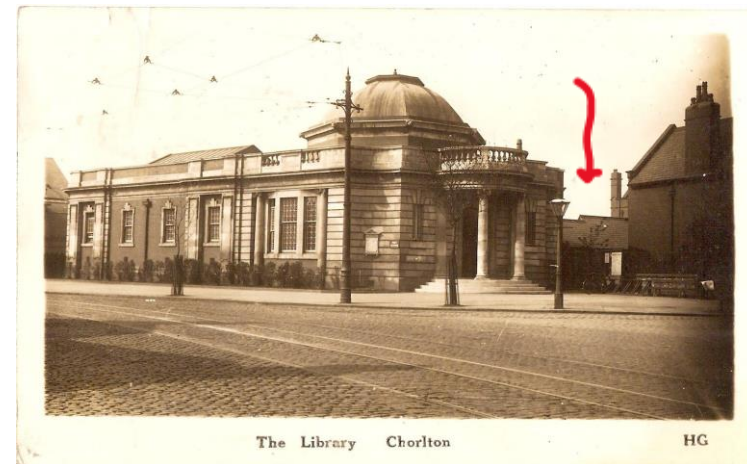
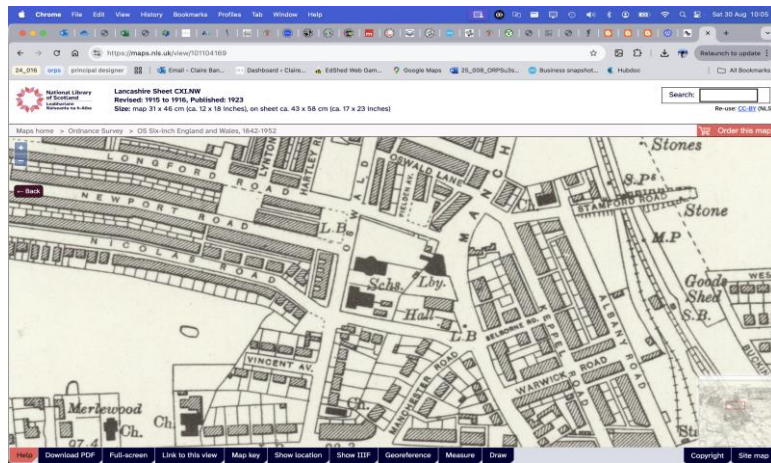
The Process

Introduction

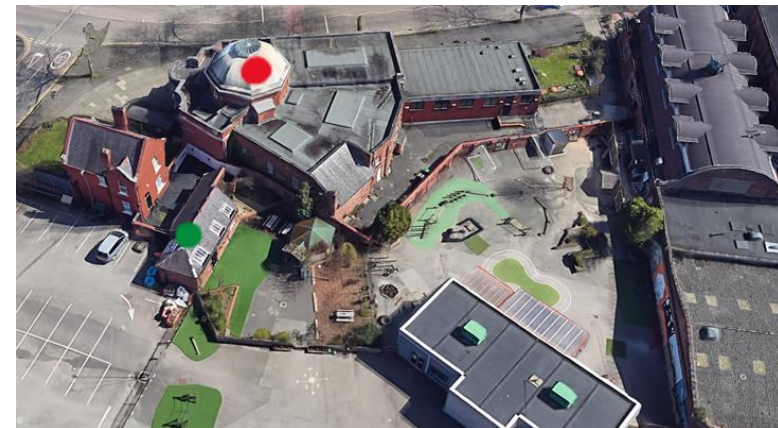
Oswald Road Primary School is a three-form entry school with a 52 place nursery, 200 place wraparound care and a large holiday provision for Reception upwards. The school has been awarded a Government Grant: 'School-Based Nurseries Capital Grant'. The proposal for this grant is to reuse and extend an existing outbuilding to create a 2 year old provision for 45 children. This expansion is crucial to meet the growing needs of the school community to provide an affordable, safe and stimulating learning environment for young children.

Assessment

Oswald Road Primary School is situated in Chorlton cum Hardy, the area has good transport links and the local area is a mix of housing, small independent shops and businesses, a library, health centre and banks. This application refers to the North East corner of the site (closest to the Grade II Listed Chorlton Library) containing what was until recently a Caretaker's House and a Caretaker's Hut (used for storage). The Caretaker's House is being refurbished separately, this application refers to the Caretaker's Hut which looks to appear on historical mapping from circa 1915.



The school is situated within Manchester City Council.
It is within Chorlton District Centre (blue), adjacent to the Metrolink (brown) and conservation area (green)
None of the buildings on the site are known to be Listed. The adjacent library is Grade II Listed.



The School is broken down into several usage blocks.
The caretakers Hut sits to the north of the site adjacent to the Library.
Grade II Listed Library
Caretakers Hut

C3. A

Involvement

As part of the Grant submission, the school has consulted with the Local Authority (Carrie Mooney, Lead for Early Years Sufficiency and Quality Assurance Team) as well as the school community (both before the grant and more recently to ascertain demand).

Local Authority Carrie Mooney – Lead for Early Years Sufficiency:

“Based on our most recent sufficiency assessment we haven’t identified significant place pressures in Chorlton, only a small projected shortfall in 2 year old places. However, I’ve consulted with the Quality Assurance team and they feel that more childcare in Chorlton would be beneficial and that a barrier to new provision has been the lack of available, affordable premises. We believe that they have a very well attended before and after school provision which is encouraging and may signify demand for provision for younger children. It would be helpful if they were to consult with their school community (and beyond) to get a measure of very local demand.”

Parent Survey:

“Yes, finding a nursery space for my 11 month old has been extremely challenging as nursery provision in Chorlton is limited”

“Yes, definitely as there are not enough early years setting in Chorlton”

“There is currently a lack of local nursery provision within the immediate area.”

“Provision for 2 year olds would be a huge help to families in the area.”

Wider Community Survey:

“Yes, lots of them in the area with childcare needs!”

“Definitely. There is a huge shortage of provision locally.”

“The childcare provision in Chorlton is very limited to small private providers (of varying degrees of quality).”

“There is limited early years childcare provision within walking distance”

“I also have friends in Chorlton who are parents and have been unable to find suitable local nursery places – so there is a need and it will help those parents too!”

In the local school cluster of 16 primary schools only 1 currently offers 2 year old provision. In addition to the current demand for school based nurseries, multiple new build housing schemes are currently on site / proposed within Chorlton which will create additional demand.

Evaluation

The challenges discussed at the outset were as follows:

C3. A

Listed Building – The Caretaker's Hut is in close proximity to the library windows, albeit a brick boundary wall runs between the buildings and also connects them. The importance of separation / acoustics and providing a suitable setting for a listed building were key to design development. The school has a great relationship with the library; the school children visit several times throughout the year the school are looking to add to this with their future community offerings.

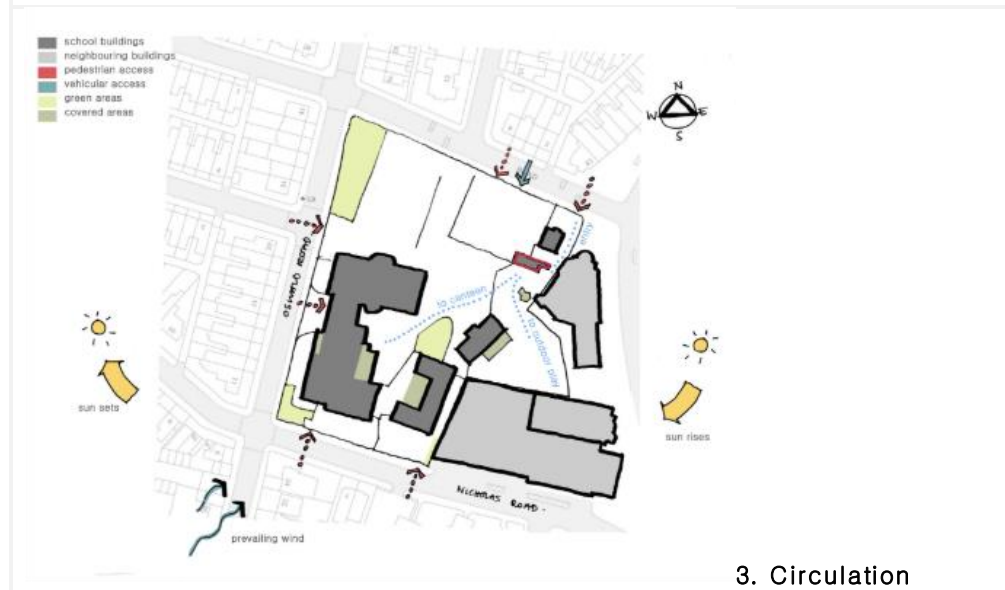
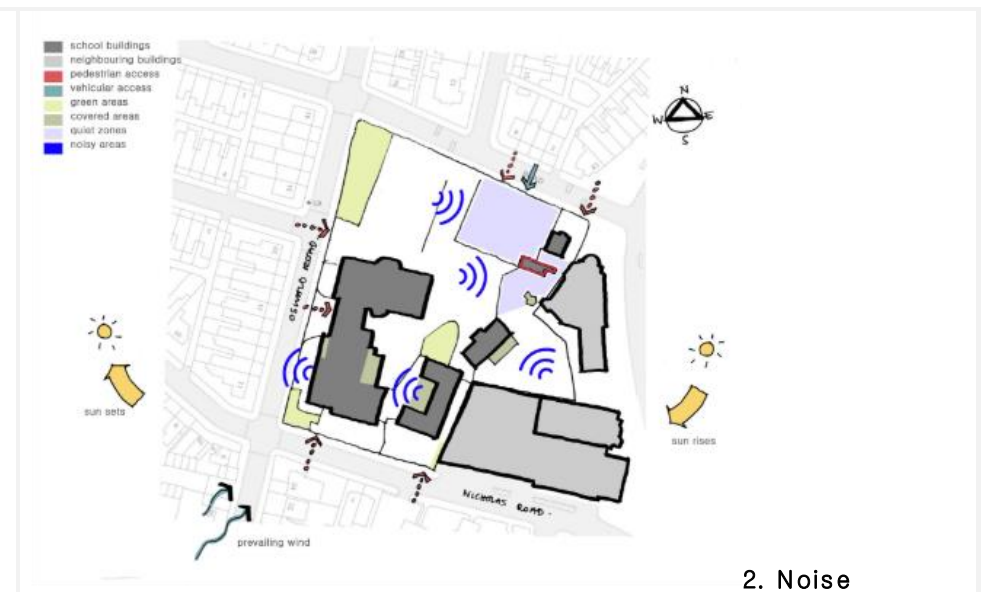
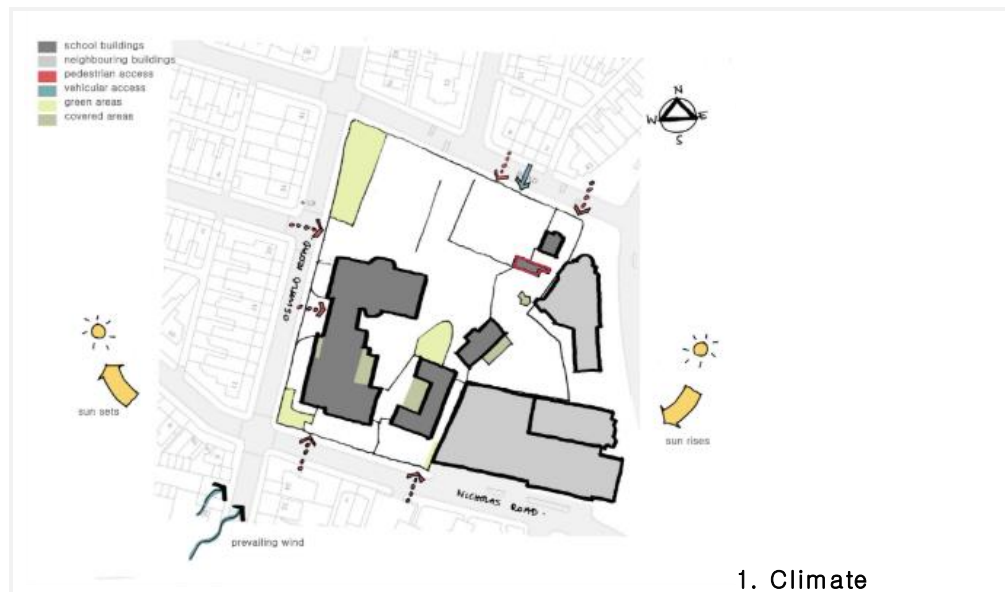
Orientation – the existing school buildings struggle with overheating so orientation was very important in early design discussions.

Nursery playground – the existing Caretaker's Hut is situated behind the Caretaker's House, the closest school building being the nursery and its newly refurbished playground, this playground will form part of the outdoor playspace available to the 2 year old provision. Ease of access to this outdoor space was vital. The Caretaker's Hut borders the existing school Owl Garden (a quiet space for play which also includes a memorial to a previous student) so any extension would require its relocation.

Main playground – the Caretaker's Hut is also adjacent to the car park and main playground. The school was keen that any extension to the existing building would allow the 2 year old provision to be as separate to the main school as possible, a separate entrance and a protection from the noisy main playground without turning its back on it entirely.

Accessibility – the new 2 year old provision, whilst using an existing building, must be accessible for all in terms of the building itself and the access into it.

Logistics – the routes that teaching staff, support staff and catering staff take multiple times per day between the main school / nursery and new 2 year old provision are critical to the success of the scheme.



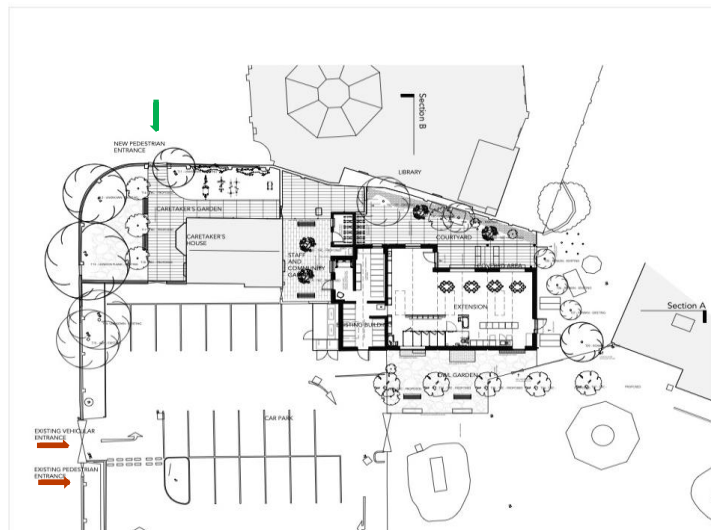
C3. A

Use

The proposed usage of the new 2 year old provision is shown below:

Children	Age 0–1	0
	Age 1–2	0
	Age 2–3	45
Staff	Teacher	1
	Teaching Assistant	5
	1:8 ratio is required	6:45 is 1:7.5
Hours	7:30 am – 6:30 pm	

The proposal provides access to the 2 year old provision via a new gate within the existing boundary wall, this gate (green arrow) is located adjacent to the library. Many entrance locations were considered but this one looks to continue the good links with the library and allow families with the youngest children to approach the site in the safest way – from the largest area of pavement available.



C3. A

Amount

The proposed extension is single storey, using the same proportions as the existing building. In doing so it is hoped it is respectful to the existing Caretaker's Hut, subservient to Chorlton Library and not overwhelming in terms of its scale for the children within the wider school.

Item	Gross internal area (sqm)	Gross external area (sqm)	EYFS Guidance
			Two-year-olds: 2.5m2 per child. le 45 x 2.5 = 112.5m2 (These judgements should be based on useable areas of the rooms used by the children, not including storage areas, thoroughfares, dedicated staff areas, cloakrooms, utility rooms, kitchens and toilets.)
Existing Building	52.5	61.7	–
Proposed extension	113.5	129.2	113.6
Total	166	190.9	113.6

Layout

The site studies shown within the 'Evaluation' section depict the layout challenges. Various extension positions and layouts were investigated as part of the design process:



The submitted scheme combines the benefits of Options B and C illustrated above:

- A generous separate entrance for families to the 2 year old provision which is landscaped providing a green setting for the listed building and allowing the new extension to face onto a green, private area.
- Spaced as generously as possible away from the library
- Allowing a covered area for ease of entrance and outdoor activities
- Creating a new Owl Garden located next to the main playground
- Allowing the playground facing facade to be protective to the 2 year old provision but also animated to the main playground.
- Enabling the existing building and the new extension to work well together.
- Providing easy access to the nursery playground
- Allowing level access to the existing building – level access entranceways will be provided within the extension, the existing building floor level will be dropped to ensure it is flush and accessible.

C3. A

The key to the proposed internal layout came when looking at precedent studies of similar sized facilities for similar age groups (shown below). These precedents maximise staff:child time by centralising the kitchen area rather than locking it away. Oswald Road Primary School has a separate canteen where fresh food is cooked onsite so this kitchen area is only used to reheat and dish up meals and snacks, it can therefore be part of the main space, the school is keen to involve the children in cooking activities within this zone. Doing this enabled the toilets to be located alongside, thus two main service areas back onto the main school playground providing an acoustic buffer. The quiet, sensitive, sleeping zone is positioned within the existing building adjacent to the car park and external space.

Prague Nursery

- Designed to ease separation anxiety
- Lots of different levels
- Kitchen within main space



Harbour Early Learning Sydney

- Kitchen within main space
- Coloured walls corresponding to floor
- Varying window shapes, heights



Scale

The scale of the proposed extension was an important issue discussed within the design process. It needed to be subservient to the library, not incongruous to the existing building and not out of place within a rich and varied palette of school buildings already on the site. We looked at various roof form options which could work, as illustrated below. The school preferred the broken down volume of Option E rather than the more homogenous Option F. Using the scale of the end elevation of the existing Caretaker's Hut as the module, this then repeats itself 3 times, providing smaller scale elevations facing the main playground and the rest of the school which was seen to be of more visual interest and less block-like. From the library perspective this also offers a repeat of the existing scale rather than adding a new proportion to its context. The school is keen to provide a softer material within the 2 year old provision entrance elevation (as depicted in the courtyard views).

Ultimately a single storey, open plan, calm space accessible to all is what the school were aiming for. A vaulted ceiling allows the provision of north facing openable rooflights for ventilation and to avoid solar glare. Exposed structure and services are seen by the school to provide an opportunity for interest, education and ease of maintenance.



Option F – birds eye view looking towards nursery playground
1 roof extension
brick cladding / standing seam zinc?



Option F – courtyard view
1 roof extension
timber cladding / standing seam zinc roof



Option E - birds eye view looking towards nursery playground
3 roof extension
brick cladding / grey/blue roof tiles or standing seam zinc?



Option E - courtyard view
3 roof extension
charred timber / grey/blue roof tiles or standing seam zinc?

Landscaping

Oswald Road Primary School is working hard alongside its school community to provide more greenery to its site, its intention is to create three new landscaped spaces within this proposal:

Courtyard

- The new 'courtyard' entrance to the 2 year old provision (adjacent to the library)
- A secure area for just this year group where continuous indoor / outdoor play can be provided at certain times of day
- A covered area to allow easy drop off and pick up as well as rainy day activities
- New secure fencing with gate to allow access to the nursery playground
- New trees planted along the boundary
- New soft landscaping along the boundary with stepping stones for play
- New hard landscaping suitable for buggys / strollers / wheelchair access

Owl Garden

- A new Owl Garden between the new extension and the main playground
- Reusing as much planting from the existing Owl Garden as possible whilst also planting new trees
- Creating new elements for unstructured play as part of the extension – a brick 'sofa', 'stage' and 'memorial bench'

Caretaker's Garden

- Improvements to the existing front garden to provide access for 2 year old provision families.
- Trees and planting with benches and landscaping are proposed so that families can feel welcomed into the school environment.
- New hard landscaping suitable for buggys / strollers / wheelchair access

The school is keen to get funding for a grow your own initiative with greenhouses and water butts around the new extension.

Appearance

Existing site

As existing, the school has a variety of building materials within its palette:

- Original Victorian red brick
- Pale brick
- Grey metal cladding
- Glass curtain walling
- Varied red brick
- Flat roofs
- Slate roofs
- Metal roofs

The immediate vicinity of the site is a tumbled, varied brick next to the library and Caretaker's House.

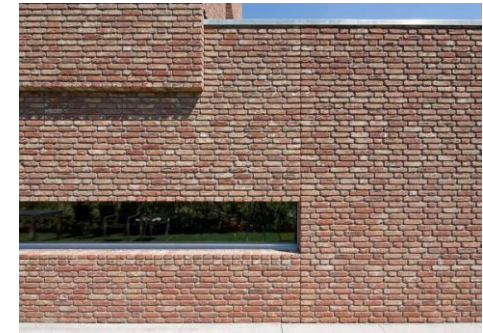


Materiality

Brickwork to match existing avoids adding another different material to an already broad palette. It is robust to deal with balls and play.

Brickwork facades to include brickwork detailing to give visual and tactile interest to the main school playground.

The school is working on creating a tile made by the school children to be used internally, these could feature within the brickwork banding illustrated on the drawings and within the memorial.



Timber cladding to face the courtyard side (nursery entrance) to create a softer, more natural entrance for the youngest children to be greeted by.



Roof volumes – to be tiled to match existing



Interior – Exposed timber structure / timber clad wall from floor up to a datum / slot windows / playful suspended lighting over task areas



C3. A

Access

Drop off and pick up

The proposal provides access to the 2 year old provision via a new gate within the existing boundary wall, this gate is located adjacent to the library. Many entrance locations were considered but this one looks to continue the good links with the library and allow families with the youngest children to approach the site in the safest way – from the largest area of pavement available. New hard landscaping suitable for buggys / strollers / wheelchair access will be provided within the school site to continue their path to the 2 year old provision from the new gate. In terms of drop off, the school car park adjacent has spaces for use by families that need easier access into the school, a new gate is proposed into the Caretaker's Garden to allow the same entry sequence as the rest of the building users. Seating is proposed within the Caretaker's Garden to ease transitions.

During the day

Level access entranceways will be provided within the extension, the existing building floor level will be dropped to ensure it is flush and fully accessible with wide doors and vision panels. Internally, the layout is open plan, any throughfares will be wide enough for wheelchair access. The orientation of the extension provides easy, level access to the nursery playground.

Servicing

The location of school deliveries will not change. Kitchen deliveries are via Nicolas Road and main deliveries are on Oswald Road via the main office.

Security

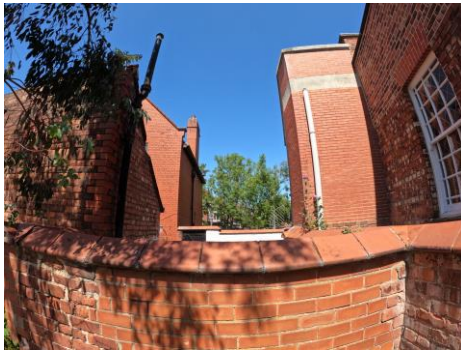
The school has a tried and tested technology installed and maintained by their own staff to provide electronic access and maintain security for staff and children alike. The school has a service level agreement with a maintenance contractor that ensures the school is compliant with all legislation such as fire testing & legionella.

Heritage Statement

Project Number: 25_008

Project Name: Oswald Road Primary School – 2 year old provision

The below photographs show the relationship at the boundary between Oswald Road Primary School and Chorlton Library:



1. View looking North towards the Caretaker's house at the boundary between Chorlton Library and Oswald Road Primary School



2. View looking South towards the Nursery Building at the boundary between Chorlton Library and Oswald Road Primary School



C3. A

3. View looking towards Chorlton Library from the Caretaker's House, the roof of the Caretaker's Hut is just visible in the background

4. View looking towards Chorlton Library from the Caretaker's House, the roof of the Caretaker's Hut is seen in the background

The proposed extension to the Caretaker's Hut is adjacent to Chorlton Library, a Grade II Listed structure. Chorlton Library was built in 1914 and designed by Manchester Corporation's first City Architect, Henry Price. The original drawings were lost with the Titanic which delayed construction. The building occupies an irregular shaped site at the corner of Manchester Road and Longford Road, Chorlton cum Hardy, and the fan-shaped plan reflects this. An extension along Manchester Road was built in 1964.

Impact

Acoustics – Whilst the Caretaker's Hut is in close proximity to the library windows, the extension has been designed to space itself away from them as much as possible, albeit a brick boundary wall runs between the buildings and connects them. The importance of separation / acoustics and providing a suitable setting for a listed building were key to design development. The school has a great relationship with the library; the school children visit several times throughout the year the school are looking to add to this with their future community offerings.

Landscaping – New tree planting and landscaping will provide a greener setting for the listed building.

Access – The proposal provides access to the 2 year old provision via a new gate within the existing boundary wall, this gate is located adjacent to the library. Many entrance locations were considered but this one looks to continue the good links with the library and allow families with the youngest children to approach the site in the safest way – from the largest area of pavement available.

Scale – the scale of the extension has been designed as 3 copies of the existing volume of the Caretaker's Hut – from the library perspective it is hoped that this is in keeping with its existing surroundings rather than adding complexity to it.

Materials – Chorlton Library's listing describes it as: "Red brick with Portland stone dressings. Single-storey and flat-roofed. Edwardian Baroque style." The Portland Stone is largely to its north and east elevations, leaving the school facing elevations as red brick. Parts of which are a varied red brick similar to that of the Caretaker's Hut. In largely matching this brick the intention is to match into the library's east elevation. Image 1 above shows the interconnection of the boundary walls of Chorlton Library and the Caretaker's Hut and House.

Tree Statement

Project Number: 25_008

Project Name: Oswald Road Primary School – 2 year old provision

This tree statement relates to the proposed 2 year old provision at Oswald Road Primary School. The application includes the retention, removal, relocation, and planting of trees around the extension. The school is committed to increasing its tree stock and enhancing its green areas. The school is hoping to fund the new trees and landscaping under separate tree grants.

Retention – Drawing 111 shows the trees that have been identified for retention. These trees will be carefully protected throughout the construction process, if required, root protection zones will be established and maintained, ensuring that no damage occurs to the retained trees during development.

Removal – Drawing 111 shows the trees that proposed to be removed as part of the development. These trees conflict with the proposed extension and infrastructure. The school will attempt to relocate every removed tree.

Relocation – Where possible to be moved, this will be carefully moved using appropriate techniques to ensure their successful transplantation to one of the locations where new trees are identified.

New Trees – To mitigate the loss of trees and enhance the overall landscaping of the site, drawing 211 shows the new trees that will be planted. New planting will contribute to improving biodiversity, providing shade, and enhancing the school environment.

Conclusion

The proposed development has been designed with careful consideration of the existing tree stock. Where trees are to be retained, they will be appropriately protected during construction. New tree planting will enhance the site's environmental credentials and provide long-term benefits for the school users and provide a greener context for the listed building.

Transport Statement / Travel Plan

Project Number: 25_008

Project Name: Oswald Road Primary School – 2 year old provision

Analysis

The proposed usage of the new 2 year old provision is shown below:

Children	Age 2–3	45
Staff	Teacher Teaching Assistant 1:8 ratio is required	1 5 6:45 is 1:7.5
Hours	7:30 am – 6:30 pm	
Existing Travel Patterns	Total students – circa 650 Total that responded to survey – 490 Walk – 203 Cycle and scoot – 84 Drive and walk – 70 Drive – 133 Active modes of travel – 59%	The school works with Manchester City Council under the Mode Shift Star accreditation.

Conclusion

The increase in user numbers will be unlikely to cause the existing car park to be over subscribed. The majority of existing school families and staff walk or cycle to school. New cycle provision will be provided within the Caretaker's Garden. Given its location, the new 2 year old provision is well suited to support sustainable travel. Due to the opening hours of the new 2 year old provision being longer than the school, and drop offs and pick ups occurring at different times of the day, this will greatly reduce the impact on existing travel, in particular highway impact.

SuDS Strategy

Project Number: 25_008

Project Name: Oswald Road Primary School – 2 year old provision

The site is not in flood zones 2 or 3 so a Flood Risk Assessment has not been required. Pre planning highlighted a high surface water risk.

SuDS Measures

To address the surface water risk and promote sustainable drainage, the following key measures will be implemented:

1. **Permeable Surfaces:** Where possible, permeable materials will be used for hard landscaping, such as permeable paving for access paths. This will allow rainwater to soak into the ground rather than run off into the drainage system.
2. **Soakaway Crates:** Where we are excavating new footings, we are proposing a soakaway – exact location tbc once the services design is in place. This is shown on the drawing
3. **Threshold Drainage:** Linear threshold drainage will be installed at the entrances to reduce the impact of runoff.
4. **Landscaping:** The amount of soft landscaping is being increased to further manage runoff, increase evapotranspiration, and enhance biodiversity on site.

Regular maintenance will be carried out to ensure the continued operation of all drainage features.

The proposed SuDS strategy is designed to mitigate surface water flood risks, manage runoff sustainably, and ensure the development is resilient to future climate impacts.

Community Engagement Statement

Project Number: 25_008

Project Name: Oswald Road Primary School – 2 year old provision

As part of the Grant submission, the school has consulted with the Local Authority (Carrie Mooney, Lead for Early Years Sufficiency and Quality Assurance Team) as well as the school community (both before the grant and more recently to ascertain demand).

Local Authority Carrie Mooney – Lead for Early Years Sufficiency:

“Based on our most recent sufficiency assessment we haven’t identified significant place pressures in Chorlton, only a small projected shortfall in 2 year old places. However, I’ve consulted with the Quality Assurance team and they feel that more childcare in Chorlton would be beneficial and that a barrier to new provision has been the lack of available, affordable premises. We believe that they have a very well attended before and after school provision which is encouraging and may signify demand for provision for younger children. It would be helpful if they were to consult with their school community (and beyond) to get a measure of very local demand.”

Parent Survey:

“Yes, finding a nursery space for my 11 month old has been extremely challenging as nursery provision in Chorlton is limited”

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Wider Community Survey:

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In the local school cluster of 16 primary schools only 1 currently offers 2 year old provision. In addition to the current demand for school based nurseries, multiple new build housing schemes are currently on site / proposed within Chorlton which will create additional demand.

Servicing Statement

Project Number: 25_008

Project Name: Oswald Road Primary School – 2 year old provision

Existing Servicing Arrangements:

The existing school is currently served by the following infrastructure, which will remain unchanged:

1. **Water Supply:** The site is currently connected to the local water mains supply, providing potable water for both consumption and general use. The existing water supply will be adequate to serve the new extension without the need for modifications.
2. **Drainage and Sewerage:** The school is currently connected to the local public sewer system, with surface water and foul water being discharged in accordance with local regulations. No changes to the drainage system are proposed, and the additional demand from the extension can be accommodated within the existing infrastructure.
3. **Electricity and Gas:** The site is currently supplied with electricity and gas via the existing utility connections. These services will remain in place, and no upgrades are necessary to meet the demands of the proposed extension.
4. **Telecommunications:** The existing telecommunications and internet infrastructure will be maintained, with no changes required to support the new extension.
5. **Heating and hot water:** The school is keen to use sustainable systems, the proposals show an ASHP and solar panels (tbc solar thermal / photovoltaic) to be used with a wet underfloor system. The ASHP and solar panels will be under separate grant funding to the extension itself, the supply of these will be dependent upon securing funding.

Waste Management:

Waste management will continue to be handled in the same manner as the existing school. The school's waste collection arrangements will remain unchanged, with regular collections in place to manage refuse, recycling, and other waste streams. Nappies will be collected weekly via a service level agreement with a waste management specialist.

Conclusion:

The servicing infrastructure for the proposed school extension will remain the same as the existing arrangements, and no alterations or upgrades to utilities or services are required. The existing services are sufficient to accommodate the additional space and ensure the continued smooth operation of the school.

Green Energy Statement

Project Number: 25_008

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As the extension is >100 m² and >25% of the existing, it will follow the Part L non-domestic (new-build) SBEM/BRUKL.
The approach will be fabric-first, ASHP heating with UFH, high-efficiency mechanical ventilation in nursery spaces, PV zone reserved.