



Design And Access Statement And Heritage Statement



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Project: Proposed Change of Use – Former Caretaker's House to General School Use (Class F1)

Site Address: Oswald Road Primary School, Oswald Road, Chorlton-cum-Hardy, Manchester,
M21 [postcode]

Applicant: Oswald Road Primary School

Local Planning Authority: Manchester City Council

Date: October 2025

1. Introduction

This Design and Access Statement accompanies a full planning application for the change of use of the former caretaker's house at Oswald Road Primary School, Chorlton-cum-Hardy, Manchester. The proposal seeks to change the use from residential (Use Class C3) to educational and ancillary school use (Use Class F1). The repurposed building will support the school's operation and community engagement, including meetings, PPA time, small group work, and sessions such as "Mums and Tots."

2. Site and Context

The school is located on Oswald Road in the heart of Chorlton-cum-Hardy, approximately four miles south of Manchester city centre. The caretaker's house is a modest brick-built property situated within the school boundary near the main entrance. It is currently vacant and in good structural condition. The area is predominantly residential with good public transport links via Wilbraham Road and Chorlton Metrolink station.

3. Proposed Development

The proposal involves the change of use of the caretaker's house from Class C3 to Class F1 to provide flexible educational and community space. Uses will include staff meetings, PPA activities, small group teaching, and community sessions. No extensions or major external alterations are proposed; all works are internal.

4. Design Considerations

The existing scale, form, and materials will be retained. Only essential maintenance and redecoration are proposed, using materials to match the existing finishes. Landscaping and boundaries remain unchanged.

5. Access

Pedestrian access will continue via existing school routes from Oswald Road. Vehicular access and parking will remain as existing. The building will be reviewed to ensure inclusive access and internal adaptations will be made where appropriate.

6. Planning Policy Context

The proposal complies with national and local planning policies including the National Planning Policy Framework (2023) and the Manchester Core Strategy (2012), particularly Policies DM1 (Development Management), C8 (Education and Skills), and EN4 (Sustainable Development).

7. Community and Educational Benefits

The proposal provides improved facilities for staff and community engagement, promotes flexible learning opportunities, and ensures efficient use of an underutilised building, enhancing the school's role as a community hub.

8. Sustainability

Reusing the existing structure minimises environmental impact. Energy-efficient systems will be introduced where feasible, ensuring a sustainable and low-carbon outcome.

9. Conclusion

The proposed change of use represents a sustainable, low-impact development that supports the educational and community objectives of Oswald Road Primary School. It is fully compliant with planning policy and should be supported.

1. Introduction

This Heritage Statement accompanies the planning application for the change of use of the former caretaker's house at Oswald Road Primary School, adjacent to the Grade II listed Chorlton Library. The statement assesses the potential impact of the proposal on the setting and significance of the listed building in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF, 2023).

2. Site Context and Heritage Setting

Oswald Road Primary School sits adjacent to Chorlton Library, designed by Henry Price and opened in 1914 as a Carnegie Library. The library is of architectural and historic interest for its Edwardian Baroque design. The caretaker's house lies approximately 25–30 metres from the library, partly screened by boundary treatments. It makes a neutral contribution to the setting of the library.

3. Existing Building

The caretaker's house is a modest two-storey red-brick property of mid-20th-century construction. It is not listed or locally listed and holds limited architectural or historic value. Its simple form and materials are typical of functional school accommodation of its era.

4. The Proposal

The proposal seeks change of use from Class C3 (dwellinghouse) to Class F1 (education) to accommodate school and community functions. No external changes are proposed; works are internal only.

5. Assessment of Significance

The significance of Chorlton Library lies in its architectural quality, civic history, and communal value. The caretaker's house is not associated with the library's original design or civic purpose and does not contribute materially to its significance.

6. Impact Assessment

The change of use will not affect the external appearance, scale, or form of the caretaker's house. Given its separation and screening from the listed building, the proposal will have no adverse impact on the significance or setting of Chorlton Library. Reuse of the building supports its long-term maintenance and contributes positively to the surrounding environment.

Chorlton Library, a Grade II listed building constructed in 1914 by architect Henry Price, is significant for its Edwardian Baroque design, civic and community role, and association with the Carnegie library movement. Its architectural interest lies in the distinctive red-brick and stone detailing, symmetrical façade, and civic prominence at the corner of Oswald Road and Manchester Road.

The former caretaker's house lies immediately to the west within the school boundary, separated by a small green space and low boundary wall. It is a modest mid-20th-century brick dwelling of neutral design and scale, which does not visually compete with or detract from the library's architectural composition. It forms part of the wider setting but is subordinate to the listed building.

The proposed change of use will involve no external alterations, extensions, or changes to site layout, boundary treatments, or materials. The works are confined to internal refurbishment for educational use. As such:

- There will be no physical impact upon the listed building fabric.
- There will be no change to key views or the architectural relationship between the two buildings.
- There will be no harm to the listed building's significance as defined in the National Planning Policy Framework (paragraphs 208–212).
- The continued use of the building by the school will ensure ongoing maintenance and activity, contributing positively to the vitality of the shared setting.

In heritage-policy terms, the proposal represents “no harm” under the NPPF definition. The change of use preserves the character and setting of the adjacent listed Chorlton Library and therefore complies with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF (2023) paragraphs 208–212, and Manchester Core Strategy Policy EN3.

7. Policy Framework

The proposal aligns with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF (2023) paragraphs 208–212, and Manchester Core Strategy Policies EN3 (Heritage) and DM1 (Development Management).

8. Conclusion

The proposed change of use will preserve the character and setting of Chorlton Library. The scheme represents a sensitive and sustainable reuse of an existing building, fully in accordance with local and national heritage policy, and should therefore be supported.