



EARLSMEAD PRIMARY SCHOOL TOTTENHAM, LONDON
PROPOSED EXTERNAL WINDOWS RAINWATER GOODS AND MAINTENANCE

**Design and Access Statement
Incorporating Heritage Statement**

February 2026

1.0 INTRODUCTION AND CONTEXT

This report has been written to support the planning application for the proposed window replacement, external maintenance and repair works at Earlsmead Primary School Broad Lane, London N15 4PW. The site is located on the south side of Broad Lane east of Tottenham High Road and north of the City of London. The existing buildings are not listed or locally listed, but they are in the Seven Sisters and Page Green Common Conservation Area.

2.0 CONSIDERATIONS

2.1.1 EARLESMEAD PRIMARY SCHOOL

In Buildings of England London 4: North Bridget Cherry and Nikolaus Pevsner list Earlsmead School as: *Broad Lane. 1897. Shaped gables, wings with arched windows, rather thin red brick detailing.*

2.2 HERITAGE STATEMENT

2.2.1 HISTORICAL BACKGROUND

Tottenham was established as a settlement on the Roman Road Ermine Street which began at Bishopsgate and ran north through Enfield to the town of Royston in Hertfordshire. In the Domesday Book Tottenham is referred to as Toteham or Tota's hamlet after the farmer Tota who lived there. In 1086, 70 families lived in Tottenham working for the lord of the manor. During Tudor times Tottenham became an area popular for leisure for wealthy Londoners and Henry VIII visited Bruce Castle (formally Lordship House) a Grade I Listed 16th Century manor house connected with Robert 1st of Scotland who hunted in Tottenham Wood.



Bruce Castle by English School 1793



High Road Tottenham 1892

By the mid-15th-century the *Tournament of Tottenham* describes a rustic joust which was held there, attended by 'all the men of Islington, of Highgate, and Hackney'. The early 16th Century saw the complete rebuilding of Bruces manor-house and by the early 17th century most people in Tottenham lived along the high road mainly around the green at the High Cross near the junction with Lordship Lane, and along the stretch from Park Lane to the Edmonton boundary. Farmland still bordered the High Road in many places such as between Stamford Hill and Tottenham Green.

Development carried on along the popular parts of the High Road including Tottenham and Edmonton in the early 17th and 18th Centuries. By 1800 most of the gaps in the high road had been filled by big houses and in the late 18th Century and early 19th century villas sprung up on the lanes branching off the high road including Bruce Grove with semi-detached houses built for rich Quaker families.

In the late-18th-century Tottenham had the appearance more of a semi-rural suburb rather than a town and industry was confined to that of the riverside mills apart from breweries. In 1870s, the Enfield and Walthamstow Railway lines opened heralding special workman's trains and fares and new housing for the lower middle and working classes, who could now commute cheaply to inner London.



1873 OS Map of Tottenham before Earlsmead school and 1912 OS Map showing Earlsmead School

Education in Tottenham has been recorded as far back as 1685 when a grammar school catered for the education of the poor and was further expanded in 1735 and 1792 by the opening of the Blue and Green Coat Schools by a charity set up for the education of girls. By 1835, there was further education provision provided at two Lancastrian Schools and a Roman Catholic School.

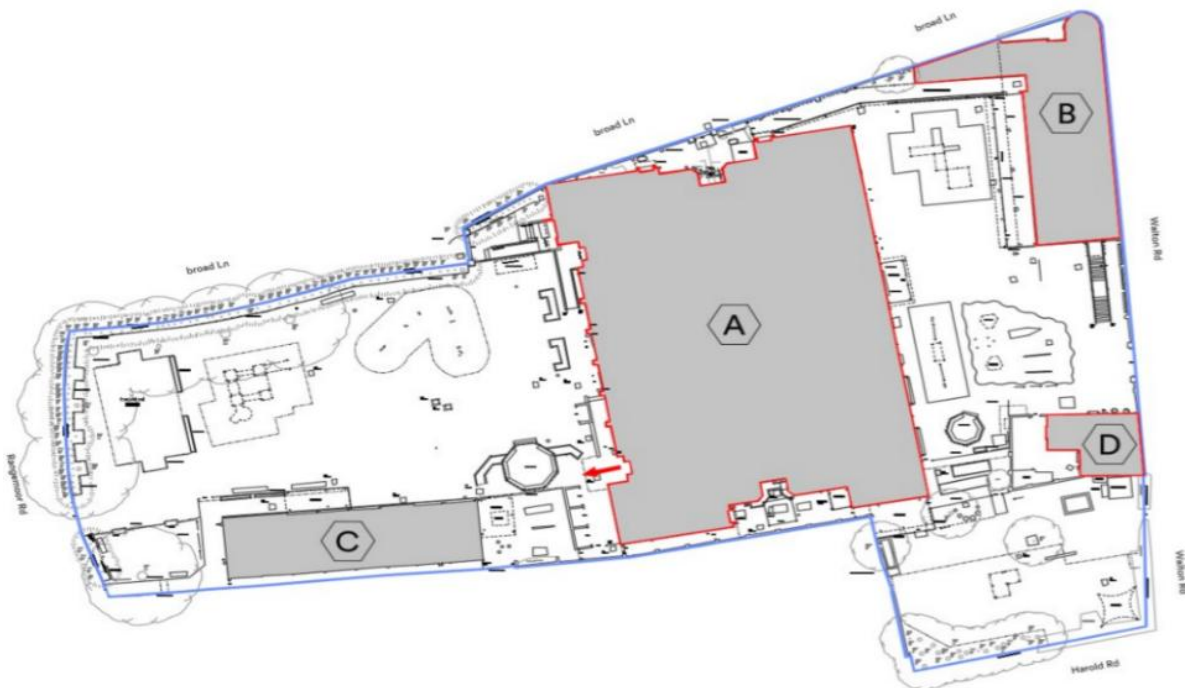
In the next decades churches led the expansion of public primary education until 1870 when the Education Act was passed that provided education for all children between the ages of five and twelve in England and Wales. In 1879 the Tottenham Board of Education was set up to oversee the expansion of education provision and the building of schools. In 1897 Earlsmead School was built and by 1902 the school board had founded fifteen new schools.

2.2.2 EXISTING BUILDINGS

Earlsmead School is made up of four blocks, Blocks A to D originate from when the school was built in 1897. Blocks B and C were added from the year 2000 onwards when the school began to be expanded.



Earlsmead School from the air



Plan of the Earlsmead Primary School

BLOCK A

Block A is a yellow stock two storey solid brick building with pitched slate roofs, chimneys with yellow stock and red brick panels and a central slate and timber cupola. The front façade is divided up into seven sections with attractive brick detailing that is varied yet symmetrical.

The two end sections project from the face of the building with two bays separated by brick piers and decorated by thin brick string courses and detailing. Each recessed bay has a tall window at ground and first floor levels that is a combination of a double and two single hung timber sashes with a bottom hung arched opener above. On the ground floor this is surrounded within a multicentred arch in contrasting red brickwork with a keystone detail. On the first floor the window is encased by a contrasting double red brick semicircular arch and keystone detail. The bay culminates with a brick wall gable with stone edging finished with scrollwork details, a central turned brick detail and a triple curved crown with a ball finial on top.

Sections two and six are recessed back from the face of the front façade with a prominent red brick arch with keystone and banding detailing framing the top half of the bay. A double hung timber sash window with pointed baronial coronet shaped red brick lintel detail fills the first floor level. Directly under the window a dark red patchwork panel of flowers and plain squares is set within a shaped section of red brickwork that contrasts with the adjacent yellow stock bricks beside. Below the window is the boys and girls entrance with timber and single glazed doors between two double pilasters set on high brick plinths. Over the timber entrance doors are two bottom hung timber windows a timber frieze and a timber cornice.



Block Bay 7 gable end, Bay 6 window detail, Bay 4 plaster tympanum and Bay 6 Boys entrance

The three central bays are separated by brick piers with stone scroll and plain detailing. Each bay contains two large double hung timber sash windows at ground floor level with bottom hung segmented arched windows above with contrasting red brickwork surround. On the first floor above are two tall double hung timber sash windows with two small slim single timber sash windows either side. The taller windows have a contrasting red decorative brick pilaster either side and the bay culminates with pediment with a plasterwork tympanum within. The left hand side tympanum contains the lettering STB which refers to Tottenham School Board. The middle tympanum contains a pagoda style decoration with trees and the right hand side tympanum contains 1897 the year that Earlsmead Primary school was built.

BLOCKS B AND C

Block B is a modern two storey building built in approximately 2000. It is constructed with a concrete frame and faced with yellow brickwork. The roof is a butterfly pitch with a mineral felt finish. On the roadside boundary is a lower-level mono pitch glazed roof which allows natural light into the ground floor corridor.

Block C is a modular building built in the last ten years. It has a flat roof, and the walls are finished with cladding. This building is not within the scope of this application.



Side Elevation of Block B



Front Elevation of Block C

BLOCK D

Block D was built as a caretaker's house in 1897 and is constructed with solid yellow stock brickwork and a natural slate pitched roof and uPVC rainwater goods that have been added later. The front façade has a playful use of red brick banding to pick out the different heights of the window cills. Windows are timber single double hung sashes or casements with flat or segmental cut red brick arches above. The building now houses classrooms a meeting room/kitchen and WCs.



Block D front elevation, side elevation and rear elevation.

2.2.3 DESCRIPTION OF SIGNIFICANCE

In assessing the significance of Earlsmead Primary School, it is necessary to assess the asset in regard to historical, social or community, architectural or aesthetic interest. As well as assessing the interest of a building it is important to look at the following criteria:

- Rarity (in the local area),
- Representativeness,
- Integrity,
- Age or if it is
- Innovative or influential.

which have a bearing on how important it is locally or as part of a Conservation Area.

Earlsmead Primary School is representative of a handful of community schools that were built at the end of the 19th Century and beginning of the 20th Century by the Tottenham Board of Education to provide free school places (following the 1870 Elementary Education Act) for the growing population of Tottenham. The school makes an important contribution to the social fabric of the local area and in particular the Seven Sisters/Page Green Conservation Area, and the quality of the design is in keeping with other primary schools in the area.

Both blocks B and C hold little significance in terms of architectural or historical interest and are not rare, old or influential.

2.2.4 PROPOSAL

The proposed works to Earlsmead Primary School are required to bring the property up to full repair and improve the energy efficiency of the fabric following a number of surveys and investigations commissioned by the client.

The works include:

- Window replacement with like-for-like materials,
- Flat roof replacement,
- Replacement of polycarbonate roof lantern,
- Localised repairs to pitched tiled roofs,
- External repairs to brickwork, stonework, pointing, rainwater gutters/downpipes.

The proposal to replace the existing timber sash windows has been carefully considered in light of surveys and the energy audit report that was produced as part of the investigation into the condition of the fabric of the building. Earlsmead School is paying an excessive amount of heating costs every month largely based on the leakage of heat partly from the existing drafty timber sash windows. The energy audit found that the highest cost savings and the biggest energy saving could be gained through the replacement of the existing windows with double or triple glazed replacements. The condition survey also concluded that the condition of the windows was in poor repair, some were painted shut and of those that opened this proved difficult and the ironmongery was poor.

Window Options

In choosing whether to replace the existing timber sash windows consideration was taken to look at other options including whether it was feasible to repair the windows, add double glazing to the existing frames and install secondary glazing. The heat loss evident from the energy audit, the cost of heating bills and the poor condition of the existing windows highlight that retaining the existing windows in their current condition is not our recommended option.

Repair

Repairing the existing windows with a resin system or similar will not alleviate the issue of heat loss. Refurbishing single glazed windows will not change the U Value of approximately 5.3 (W/m²K)¹ compared with the U value of a double-glazed unit at 1.5 (W/m²K)². The condition survey stated if repaired, the windows would only provide a further 10 years life expectancy if well maintained. The proposed timber sash windows will have a life span of up to 60 years³. Fulkers therefore do not recommend repairs only as an option.



Poor condition of timber double hung sashes

Retrofit double glazed units to existing timber windows

Retrofitting the existing windows with a double-glazed unit was considered but is not practical due to the fact that each sash needs to be removed and each pane individually rebated to take the double-glazed unit. Considering the poor condition of the existing timber frames, the time taken to carry this out and the impracticality of removing all the sashes to carry out the work and the requirement to block up window openings to prevent unauthorised entry and water ingress before reinstatement makes this option unviable.

1: English Heritage: Research into the thermal performance of traditional timber sash windows.

2. Heron Joinery Literature Declaration of Conformance

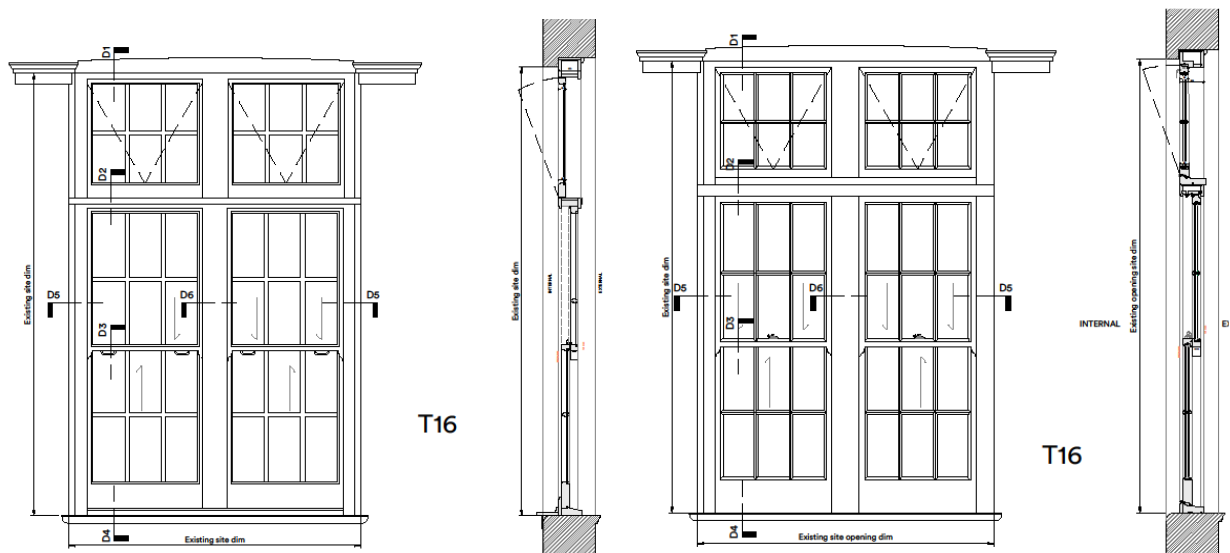
3. Heron Joinery Literature Individual window sections are treated with a double vac preservative which means windows can last up to 60 years.

Secondary Glazing

Consideration was given to repairing the existing windows and installing secondary glazing but this was ruled out as an option as the existing window reveals are curved and too narrow to accommodate this. There are many cases of windows that have blinds and bottom hung openers that open inwards well beyond the window reveal both of which would clash with the secondary glazing. There are also other instances where it would be difficult to open and close secondary glazed panels to get natural ventilation such as above the high-level slope shown in the centre photo below. For these reasons Fulkers do not recommend secondary glazing as an option.



Photos showing bottom hung windows with blinds, high level slopes and opening past reveals.



Existing and proposed window details showing the bottom hung top sash opening well past reveal.

Replacement Windows

Lastly, the option that was considered successful was to replicate the existing timber sash and casement windows as closely as possible with double glazed units. The proposed window manufacturer Heron Joinery have successfully supplied new double glazed sash windows to many Grade II Listed primary schools including Stone Bridge Primary in Brent London and Smallwood and Riversdale Primary Schools in Wandsworth . In the case of Riversdale Heron joinery were approached by Wandsworth Council to:

‘Support the refurbishment of the windows and doors in the school. The windows needed to be replaced with modern, double-glazed windows that were made to visually match the existing windows and doors. Heron assisted the council to design windows that were acceptable to planning. These were large sliding sash windows, below opening bottom hung casement windows. These are a typical Victorian period school window. Following installation, the windows have meant that the once draughty rooms are now transformed into warm and welcoming classrooms’.



Interior and exterior photos of the double-glazed sash windows at Riversdale Primary

2.2.5 IMPACT OF PROPOSAL

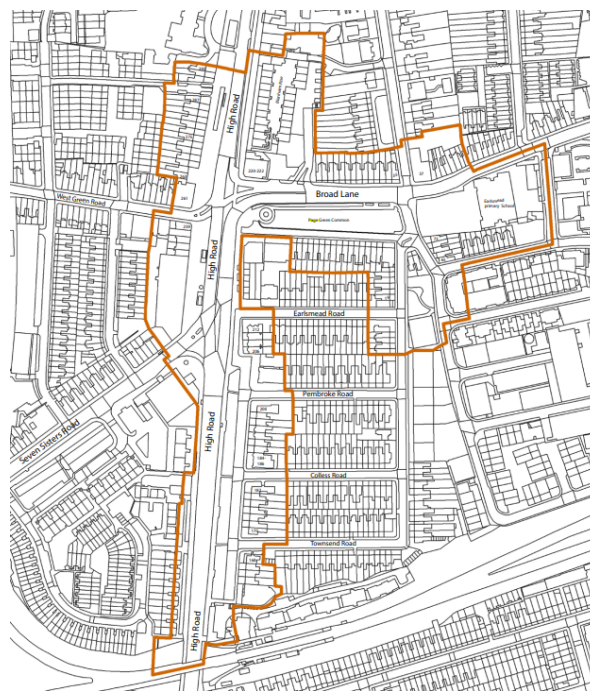
The proposed replacement windows give the school the heat and cost savings they need as well as the thermal comfort required by children and staff. These windows will allow for improved ventilation in the summer as all the windows will be new and open easily. The windows will use the same opening mechanism, profile, colour proportion and pattern of the glazing bars of the existing windows albeit in double glazing. The choice of one manufacturer to produce consistent windows with sympathetic profiles across the whole building with a reputation for replacing heritage windows in listed buildings will allow the new windows to be sympathetic to the character and architectural details of the original windows.

The remainder of the works to the external fabric of this building consists of repairs to brickwork, stonework, render, slate and tile pitched roofs, new rainwater goods with cast iron replacements and replacements of existing flat roofs with a bitumen membrane. The polycarbonate rooflight central to Roof 7 is to be replaced. This is to ensure that the existing condition of the buildings are well maintained and watertight. None of these proposed works will detract from the significance of these buildings and will make a positive contribution to the Seven Sisters/Page Green Conservation Area.

2.3 SEVEN SISTERS AND PAGE GREEN CONSERVATION AREA

Seven Sisters and Page Green Conservation Area was designated in 1998 and no subsequent amendments have been made to the boundary. The Conservation Area covers part of the High Road from Blenheim Rise to South Tottenham Tube Station and Broad Lane including Page Green Common and up to and including Earlsmead Primary School. The focus of the Conservation Area is Page Green Common a historic linear open green space surrounded either side by Victorian terrace housing and at the end by Earlsmead Primary School.

The Conservation Area is interesting for two main reasons. Firstly, for the speed and amount of development in the area in the latter part of the 19th Century from large scale terraces fronting the High Road to smaller scale suburban street behind. By the end of the 19th Century the development of this area was largely complete. Secondly, the open spaces that form wide verges either side of the High Road planted with mature plain trees and Page Green Common give this section of the High Road a more spacious, pleasant and calmer feel.



Seven Sisters and Page Green Conservation Area.

3.0 RELEVANT PLANNING HISTORY

3.1 Earlsmead School

HGY/2006/2448 | Deemed - Regulation 3 | Works to school to include erection of single storey children's centre and erection of extension to existing nursery. Provision of covered walkway in conjunction with new children's centre and other ancillary works.

HGY/2010/1288 | Certificate of lawfulness | Internal alterations, creation of new front door and disabled access ramp, replacement of existing tarmac with new tarmac paving and brick steps, and relocation of existing bicycle shelter including associated landscaping.

HGY/2012/1089 | Full planning | Replacement of existing central window/ door set with new double glazed timber windows / door

4.0 RELEVANT PLANNING POLICY

This design and access and heritage statement highlights national and local planning policy relevant for the proposed replacement windows and external repairs and maintenance for Earlsmead Primary School.

4.1 NATIONAL PLANNING POLICY FRAMEWORK 2024

National Planning Policy Framework Paragraph 135a: *Achieving Well Designed Places*

Planning Policies and decisions should ensure that development will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

National Planning Policy Framework Paragraph 135c: *Achieving Well Designed Places*

Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

National Planning Policy Framework Paragraph 167: *Planning for climate change*

Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic.

National Planning Policy Framework Paragraph 219: *Proposals affecting heritage assets*

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

4.2 LONDON PLAN 2021

London Plan 2021 Policy GG6A: *Increasing efficiency and resilience*

To help London become a more efficient and resilient city, those involved in planning and development must: seek to improve energy efficiency and support the move towards a low carbon circular economy, contributing towards London becoming a zero-carbon city by 2050.

London Plan 2021 Policy HC1 B4: *Heritage conservation and growth*

Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings by delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

4.3 HARINGEY LOCAL PLAN STRATEGIC POLICIES 2017

Local Plan Strategy Policies Paragraph 4.1.10: *Climate Change in Haringey*

Haringey has extensive Conservation Areas and significant historic heritage. When considering decentralised energy options, whether they are micro-generation or larger schemes, consideration will be given to minimising physical impacts on the historic fabric of buildings and ensuring reversibility wherever practicable. Poorly designed measures could seriously detract from the historic character and fabric of buildings and landscapes, whereas well-designed measures, sensitive to the historic context, can contribute to the borough's targets for reducing CO2 emissions.

Local Plan Strategy Policies Paragraph 6.1.8: *Sustainable Design and Construction*

Key areas of focus are reducing energy demand and carbon emissions by improvements to the building fabric, the use of passive solar energy and natural light and ventilation, choosing materials with low embedded energy, and the utilisation of low carbon technologies. These measures should be considered alongside policies on climate change (SP4)

Local Plan Strategy Policies Policy SP12: *Conservation*

The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include conservation areas.

Local Plan Strategy Policies Policy SP16: *Community Facilities*

The Council will work with its partners to ensure that appropriate improvement and enhancements, and where possible, protection of community facilities and services are provided for Haringey's communities.

4.4 SEVEN SISTERS/PAGE GREEN CONSERVATION AREA APPRAISAL & MANAGEMENT PLAN

Seven Sisters/Page Green Conservation Area Appraisal & Management Plan: *Forward*

Conservation area designation is not intended to prevent all change or stop new development, especially where this can bring wider benefits for the community.

4.5 LOCAL HERITAGE LIST CONSULTATION DRAFT

Local heritage list consultation draft Paragraph 2.3.2: *Opportunities for enhancement*

Updating: Improvements to accessibility, servicing, thermal performance, functionality, etc. can ensure the continued use of the building and allow it to be enjoyed more easily.

Local heritage list consultation draft Paragraph 2.3.3: *Preserving significance.*

Where replacement of windows, doors, roofing material, or other parts of the structure is required, this should usually be on a like for like basis. It will usually be acceptable to incorporate double glazing in replacement windows provided that the original material and design is replicated.

Local heritage list consultation draft Paragraph 2.3.4: *Harmful changes to be avoided.*

Replacement windows and doors that don't match the original, especially UPVC.

5.0 COMPLIANCE WITH RELEVANT PLANNING POLICY

The proposal to replace the existing windows and repair and carry out maintenance measures to Earlsmead Primary School has been carefully considered and complies with national, regional and local planning policies.

The proposal to replace the existing windows with sympathetic double-glazed replacements allows for:

- the improvement of energy efficiency of the building,
- thermal comfort for children and staff,
- a move towards a low carbon economy that assists Haringey to reduce CO2 in the borough.
- lower running costs for the school.

The choice of one manufacturer to produce replacement double glazed windows with the same opening mechanism, profile, colour and proportion across the whole building with a reputation for replacing heritage windows in conservation areas and listed buildings will allow the new windows to be sympathetic to the character and architectural details of the original windows.

The building is within the Seven Sisters/Page Green Common Conservation Area but the National Planning Policy Framework states that this should not prevent or discourage appropriate innovation or change so the proposal is compliant with this policy. The Haringey Local Heritage List Draft Guidance also states that replacement windows should be on a like for like basis with the same material and design and double-glazed replacements are considered acceptable.

The remainder of the replacement works including replacement roofs, roof lantern and rainwater goods will be installed on a like for like basis where there is a conservation material present. Where a non-conservation appropriate material has been installed previously such as plastic rainwater goods these and will be reinstated in cast iron. The only exception is the polycarbonate roof and rooflight over the Assembly Hall which is not considered significant in heritage terms and will be replaced with a similar polycarbonate roof.

The repairs to the existing pitched slate roofs, brickwork, stonework, pointing and rainwater goods will be carried out according to best conservation practice using appropriate materials in compliance with the policies above and conserved in a manner appropriate to the significance of this building.

The proposal complies with the relevant policies in as much as the maintenance and repair works and replacement windows address the needs of the school and will improve the function of the existing building over the lifetime of the development. The proposed works will conserve the building whilst ensuring that it is more energy efficient.

6.0 ACCESS AND LANDSCAPING

The existing landscaping and access to Earlsmead School will not alter as part of this application.

7.0 LAYOUT AND SCALE

The scale and layout of Earlsmead School will not change as part of this application.

8.0 APPEARANCE AND APPRAISING THE CONTEXT

The appearance of Earlsmead School has been described earlier in this statement.

9.0 CONCLUSION

This statement supports the accompanying application which proposes to sympathetically replace windows and flat roofs and repair and carry out external maintenance measures at Earlsmead School. The proposal is informed by the relevant planning policies and guidance and proposes to sympathetically upgrade this building so that it continues to be weathertight and well maintained.