



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

**Design and Access Statement
Incorporating Heritage Statement**

January 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 Mulberry Primary School Parkhurst Road, Tottenham, London, N17 9RB. The site is located on the west side of Parkhurst Road east of Tottenham High Road and north of the City of London. The existing buildings are not in a conservation area but are locally listed.

2.0 CONSIDERATIONS

2.1 LOCALLY LISTED STATUS

2.1.1 MULBERRY PRIMARY SCHOOL

Mulberry Primary School (Previously Parkhurst School) was locally listed on 27 January 1997.

In Buildings of England London 4: North Bridget Cherry and Nikolaus Pevsner list Parkhurst Road School now Mulberry School as:

1907, one and two storeys, with enjoyable slightly Baroque decorative details; segmental arched windows in the gables with classical tops, lettering in curly plaques.

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 where there were no houses on either side such 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. 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.



1895 OS Map of Tottenham before Parkhurst Road and 1912 OS Map showing Parkhurst Road 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 Lancasterian Schools and a Roman Catholic School.

In the next decades churches led the expansion of public primary education until the Education Act of 1870 that provided education for all children between the ages of five and twelve in England and Wales led to a local board of education being set up to oversee the expansion of education provision. By 1902 the school board had founded fifteen new school and in 1907 Parkhurst Road School (now called Mulberry School) opened.

2.2.2 EXISTING BUILDINGS

Mulberry School is made up of five blocks, Blocks A to E. Most of Block A, Block B and C originate from when the school was built in 1907 and extensions to Block B and further blocks like that of Block D and E were added later when the school began to be expanded.



Mulberry School from the air



Plan of the Mulberry Primary School

BLOCK A

Block A is a yellow stock rectangular two storey solid brick building built in 1907 with pitched roofs with plain tiles, neat chimneys, dormer windows and a central copper roof cupola. The building contains a dining hall, kitchen and classroom facilities for Key Stage 2.

The Parkhurst Road end of the building consists of a central two storey tower with a protruding single storey front addition which is off set either side by two storey wings. Two single hung timber sash windows with red keystone details face the road on the single storey front addition and are flanked by two entrances to the girls and boys school at right angles to the road. These entrances have stone and render segmental arches with lettering in curly plaques above the doors. Half way between the ground and the first floors on the tower facade is a double hung timber sash window with an elaborate segmental arch and key stone detail. Above this is a smaller plainer double hung sash just below eaves level and the tower finishes half way up the pitch roof with a flat roof.



Block A from Parkhurst Road

The right-hand side wing has remained intact with regularly spaced tall single and double hung timber sashes with red brick keystone details to Ground Floor levels, smaller single and double hung sash windows to the first-floor level and a segmented dormer above. The left-hand wing has not survived in its original form and has been unsympathetically extended with casement windows and modern lintels added. Only two windows closest to the tower on the front façade have survived in their original form.

The main façade of Block A runs at a right angle to Parkhurst Road and is divided into five sections. The far left and right-hand side sections are plain yellow brick extensions to the original building with modern casement windows and flat roofs. Behind these at roof level are small plain dormers on the main pitched roof. The second and fourth sections are the highlight of the façade with gables containing large segmented arch windows with decorative details above including lettering of Parkhurst Road School and Tottenham Education Committee in curved plaques. The middle section is made up of five bays of regularly spaced double sash windows and a central entrance door that continues the rhythm of the adjoining sections.



Segmental dormer windows and window with curved plaques at Mulberry School

The windows to the Ground Floor are tall timber single glazed double hung sashes and bottom hung casements with a red decorative stepped brick keystone detail above. On the First Floor the rhythm of the windows is repeated with smaller timber single glazed double hung sashes and casements. The attic storey is punctuated with two large central segmental arched timber dormers.

BLOCK B

The main buildings of Block B comprise an original part single part double storey building established in 1907, a two storey extension to the left-hand side as looking from the road, a small single storey entrance to the left that originates from the 1907 construction and a new link over the reception and entrance area.



Segmental windows and curved dormers and two storey plainer Block B at Mulberry School

The main single storey block is constructed in solid yellow brickwork with the front and rear facades laid out with gables at each end with large segmental windows, a pitched roof with plain tiles, a central cupola, curved dormer windows and timber double hung sashes with cut red brick keystone lintel details above. This building contains classrooms and teaching facilities as well as the main reception area and administration building for key stage one. Some of the windows are timber casements or modern aluminium double-glazed replacements.

The two-storey section of Block B is in two parts: a tall solid brick part with a flat roof behind a brick parapet wall that probably dates from the early 20th Century and a slightly smaller solid yellow brick right hand part with a hip roof finished with slates. This building houses teaching rooms with an additional mezzanine floor level, an office, resource rooms, toilets and general storage. Windows are timber double hung sash windows and most of the red cut brick key stone details above the windows are less elaborate and plainer than those of the original school buildings.

This block is connected to the main single storey building with a single storey modern link that covers the entrance and reception area. The far-left hand side single storey part of the block houses the entrance to the Cookery Centre and has the same entrance detailing of the other original buildings. Block B was extended in the 1970's to the rear to provide more classrooms and nursery accommodation. The extension was constructed with a yellow brick cavity wall and finished with a flat roof and mineral felt. The windows to this addition are modern double-glazed aluminium.

Block C

Block C is the last of the original blocks to be built in 1907 and is a two-storey building that follows the design of Blocks A and B. Block C is a rectangular building with the end facing onto Parkhurst Road like Block A and provides classrooms and facilities for pupils with special educational need. Windows are a mix of single glazed metal casements in timber frames and some modern double glazed aluminium replacements.



Block C front façade with lean to roof



Block C End facing Parkhurst Road

Blocks D and E

Blocks D and E are later additions to the Mulberry School site for the purpose of providing classrooms, gym, sports hall, nursery and classroom/ training facilities respectively. Block D is a single storey solid brick building circa 1920's located at the rear of the site with a flat roof finished with mineral felt and a mix of windows consisting of single glazed metal casements in timber frames and modern double glazed aluminium replacements. Block E is a modern two storey building connected to Block B at the rear of the site with a cavity wall construction, pitched roof with concrete tiles and modern aluminium double-glazed windows.



Block D as seen from Reform Row



Front façade of Block E opposite Block B

2.2.3 DESCRIPTION OF SIGNIFICANCE

In assessing the significance of Mulberry Primary School, it is necessary to assess the asset with regard to Historical, Social or community, Architectural or urban design or Aesthetic interest. As well as assessing the interest of a building the local list will ensure that only the most important and significant examples according to the following criteria are protected: Rarity (in the local area), Representativeness, Integrity, Age or if it is Innovative or influential.

In the case of Mulberry Primary School this has been included on the local list because it is representative of one of a handful of community schools that were built at the beginning of the 20th Century by the Board of Education to provide school places for the growing population of Tottenham. The school makes an important contribution to the social fabric of the local area, and the quality of the design is in keeping with other primary schools in the area such as Belmont, and Crowland Road. All three schools share details such as yellow brick construction, pitched roofs with plain tiles, elaborate cut redbrick keystone lintel details over timber double hung sash windows, curved and segmental dormer windows and light baroque details to entrance lettering scrollwork.

Both blocks D and E hold little significance in terms of the local listing as they are not original and do not have the character of the original three blocks A B and C.



Belmont school entrances, Crowland Road School segmental dormers and keystone details

2.2.4 PROPOSAL

The proposed works to Mulberry 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 overlays/replacement
- Replacement of polycarbonate roof to external walkway
- Localised repairs to pitched tiled roofs.
- External repairs to brickwork, stonework, defective 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. Mulberry 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

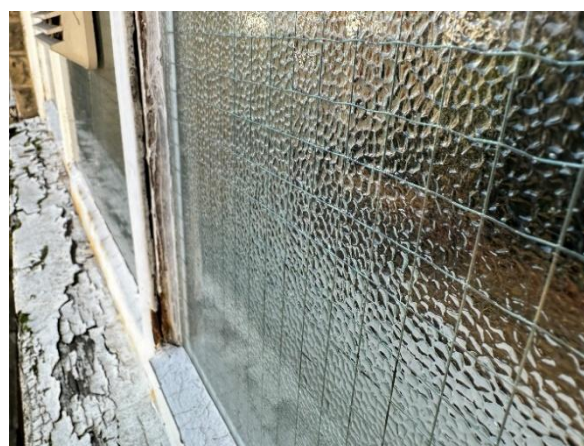
Repairing the existing windows with a resin system or similar will not alleviate the issue of heat loss. Refurbishing single glazed windows will not change the U Value of approximately 5.3 (W/m²K)¹ compared with the U value of a double-glazed unit at 1.5 (W/m²K)². The condition survey stated if repaired, 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.

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.



Poor condition of timber double hung sashes



Poor condition of metal casements in timber frames.

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.

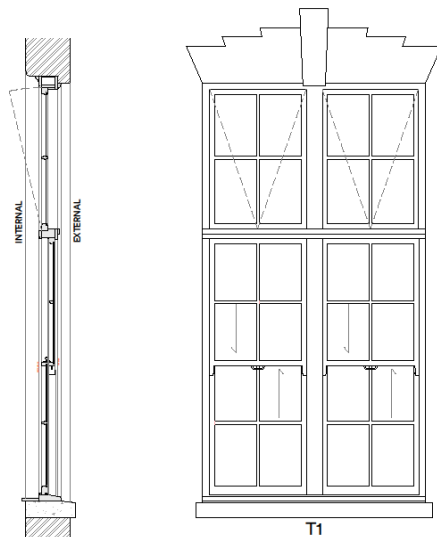
Secondary Glazing

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. In some cases centre pivot windows and bottom opening timber windows above double hung sashes open inwards well beyond the window reveal which would clash with the secondary glazing. Therefore, Fulkers do not recommend secondary glazing as an option.

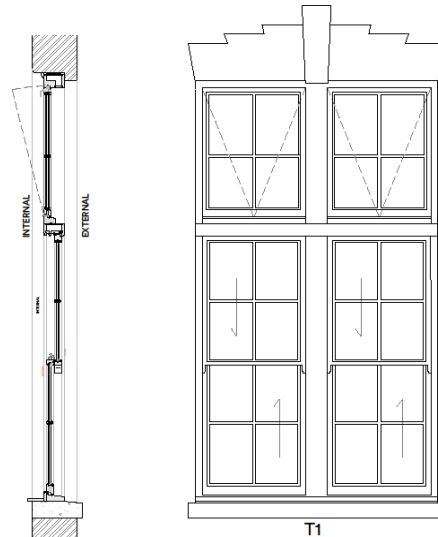


Photo showing centre pivot windows opening well past reveal.

EXISTING DETAILS



PROPOSED DETAILS



Existing and proposed window details showing the bottom hung section opening past reveal.

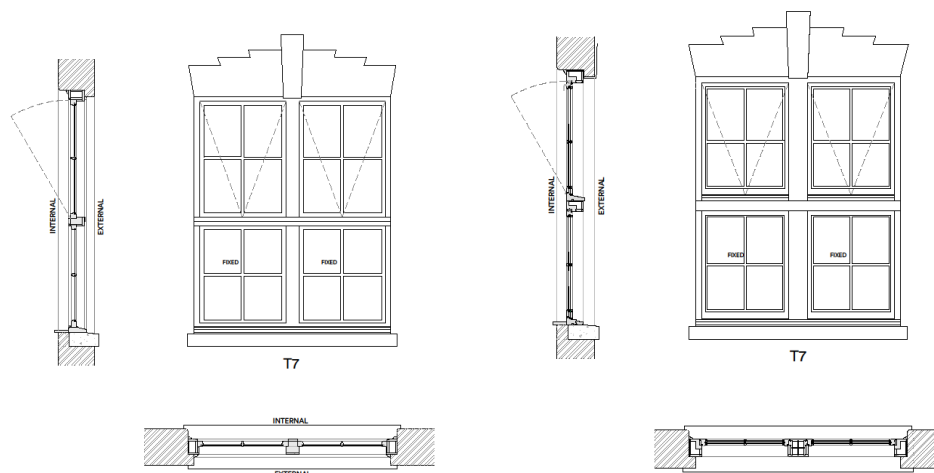
Replacement Windows

Lastly the option that was considered successful was to replicate the existing timber sash 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



Existing single glazed timber sash window Proposed double glazed timber sash window

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 condition of the metal casements windows within timber frames are also poor with evidence of broken glass, difficulty in opening, rust, decay and broken or missing ironmongery. The windows have reached the end of their life and the recommendation to replace will allow these windows to be used as designed and will last for upwards of 60 years if well maintained.

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 replacement of existing flat roofs with a bitumen membrane or with polycarbonate 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 this locally listed asset.

3.0 RELEVANT PLANNING HISTORY

3.1 Mulberry School

HGY/2011/0030 | Deemed – Regulation 3 | Construction of two storey new building attached to the existing nursery. Creation of new accessible doors to existing building and re-design of the existing playgrounds

HGY/2007/0008 | Deemed – Regulation 3 | Erection of sun shelter in playground.

HGY/2006/0136 | Deemed – Erection of steel and tarpaulin canopy in the rear playground.

HGY/2004/1860 Erection of single storey extension to the existing nursery including external covered glazed canopies to the play spaces and access to the foundation stage.

HGY/2003/1621 : Erection of replacement single storey toilet block and new covered entrance to Infants School.

OLD/1988/1483 : 28/3/88 New single storey school extension.

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 Mulberry 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 195: *Conserving & Enhancing the Historic Environment*

Heritage assets range from sites and buildings of local historic value to those of the highest significance. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

National Planning Policy Framework Paragraph 216: *Conserving and enhancing the historic environment*

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

National Planning Policy Framework Paragraph 219: *Conserving and Enhancing the Historic Environment*

Proposals that preserve those elements of the setting that make a positive contribution to the asset 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 locally important heritage assets such as Locally Listed Buildings.

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 LOCAL HERITAGE LIST CONSULTATION DRAFT

Local heritage list consultation draft Paragraph 2.2.2: *Assessing the impact of proposals.*

Inclusion on the Local Heritage List should not prevent change, and a good understanding of these buildings and their significance will clarify where there are opportunities for change. Locally listed buildings are considered less significant overall than statutory listed buildings, and in many cases, there will be more scope for change.

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 Mulberry 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 locally listed buildings will allow the new windows to be sympathetic to the character and architectural details of the original windows.

The building is locally listed but the National Planning Policy Framework states that this listing 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 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 will be reinstated in cast iron. The only exception is the polycarbonate roof over the external walkway which is not considered significant in heritage terms and will be replaced with a similar polycarbonate roof.

The repairs to the existing pitched tiles 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 Mulberry School will not alter as part of this application.

7.0 LAYOUT AND SCALE

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

8.0 APPEARANCE AND APPRAISING THE CONTEXT

The appearance of Mulberry 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 Mulberry 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.