

DESIGN & ACCESS STATEMENT



FRANKHAM

PLANNING APPLICATION FOR NEW BREAK TANK & TANK ENCLOSURE

AT:

CROWLAND PRIMARY SCHOOL
CROWLAND ROAD
LONDON
N15 6UX

For:



The London Borough of Haringey
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10 Station Road
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N22 7TR

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BRINGING IDEAS TO LIFE



DOCUMENT VERIFICATION

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AT: **CROWLAND PRIMARY SCHOOL
CROWLAND ROAD
LONDON
N15 6UX**

FOR: **THE LONDON BOROUGH OF HARINGEY
ALEXANDRA HOUSE
10 STATION ROAD
LONDON
N22 7TR**

FRANKHAM PROJECT NO.: **441987**

Signature:

Name:

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Reviewed by:  _____ **Geoff Scotchbrook**

Approved by:  _____ **Paul Marsh MRICS**

Issue Purpose	Rev.	Issue Date	Prepared by	Reviewed by	Approved by
For Review	P01	21/05/2026	Anna Garland	Geoff Scotchbrook	Paul Marsh



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1.0 INTRODUCTION AND THE PROPERTY

1.1 The London Borough of Haringey are carrying out condition survey works to Crowland Primary School which includes replacement of mechanical, electrical and public health installations as well as window and roof repairs, toilet refurbishments and external works.

1.2 This Design and Access Statement has been prepared in support of the planning application for a new break tank and tank enclosure.

1.3 There are no changes proposed to:

- Use
- Amount of housing
- Scale
- Access

This Design and Access Statement therefore addresses Appearance.

1.4 Crowland Primary School was built in 1911 and still remains largely as constructed. It is not listed or in a Conservation area. It occupies a rectangular plot bounded by Crowland Road, Elm Park Avenue and Ferndale Road. The east side abuts Gladesmore Community school, separated by a fence.

1.5 The school comprises three similar blocks of varying heights, separated by tarmac surfaced playgrounds. In addition, there is a caretakers house and a swimming pool building.

1.6 The school comprises of the following blocks, labelled from East to West;

- Block A (East)
- Block B Dining Hall (Centre)
- Block C Caretakers House
- Block D Swimming Pool
- Block E Early Years (West)

1.7 The proposed works to Crowland Primary School are as follows;

- External and internal repairs predominantly to original buildings; including windows, doors, roofs (including suitable access), brickwork and rainwater systems;
- Building Services Infrastructure; mechanical heating and hot water plant and electrical infrastructure (if re-wire includes ICT cabling);
- Fire safety;
- Boundary / retaining walls;
- Toilets – condition and sufficiency

1.8 Having undertaken a search of the London Borough of Haringey database, the following applications have been found to specifically refer to Crowland Primary School;



Reference	Proposal	Application Status	Site Address	Date Valid	Decision	Decision Notice
HGY/2016/1638	Erection of a single storey timber clad multi-use classroom/function room incorporating small kitchen area and toilets, based on unused empty area of school grounds.	Decision made	N15 6US	20/05/2016	Approve with condition	15/07/2016
HGY/2010/1306	Extension of existing canopy and decking across elevation by 11m and change of window to door.	Decision made	N15 6UX	22/07/2010	Approve with conditions	15/09/2010
HGY/2006/0969	Replacement of existing ground and mezzanine floor windows	Decision made	N15 LONDON	17/05/2006	Approve with conditions	03/07/2006
HGY/2006/0677	Provision of new main entrance and construction of ramp and steps to provide access for users of the building	Decision made	N15 LONDON	03/04/2006	Approve with conditions	16/05/2006
OLD/1988/0305	8/12/87 Conversion of junior building to form primary school, including 2 new classrooms	Decision made	N15 6UX	01/01/1988	Approve with conditions	08/03/1988
OLD/1988/0306	8/12/87 Conversion of junior building to form primary school, including 2 new classrooms	Decision made	N15 6UX	01/01/1988	Approve with conditions	08/03/1988
OLD/1988/0304	8/12/87 Conversion of junior building to form primary school, including 2 new classrooms	Decision made	N15 6UX	01/01/1988	Approve with conditions	08/03/1988

- 1.9 A full list of the submitted drawings and supporting information is provided in Appendix A.



2.0 REASON FOR THE ALTERATIONS

- 2.1 These alterations will be part of the public health services replacement for Crowland Primary School.
- 2.2 The loft tanks in Block A Main school building, is to be stripped out due to risk of legionella and the building will be served from the mains. Although mains pressure is available, water authorities can only guarantee 1 bar of pressure from the mains, which means mains servicing buildings taller than approx. 10m may offer with lowered / no pressure on high levels.
- 2.3 To resolve this, a new small break tank with pump set is required to be installed externally at ground level to ensure the maintenance of continuous water pressure. A break tank is a water storage system that temporarily holds water before use.
- 2.4 The break tank will be placed on a concrete base and will be housed in a single storey GRP enclosure, located in the east playground, in the middle of the access ramp which provides wheelchair access to the main building.
- 2.5 To access the break tank, a short, galvanised wall mounted cat ladder will be installed on the curved ramp. A gate will be introduced to the current railing system with hinge and shut posts to match the current style with deadlocking latch.



3.0 SUMMARY

3.1 The London Borough of Haringey are proposing to carry out the following as part of a wider scheme of condition works to improve the functionality and safety of the building for the benefit of the students and staff;

- Install a new break tank with pump set
- Provide a concrete base for the tank and enclosure
- Provide an access gate and cat ladder from the access ramp

APPENDIX A

LIST OF SUPPORTING INFORMATION



The following drawings/documents have been submitted as part of this application:

441987-FCG-BA-EL-DR-B-2216-S4-P02	Elevation (Side) Proposed
441987-FCG-BA-00-DR-B-2014-S2-P01	Ground Floor Plan

Additionally, a Community Infrastructure Levy form has been completed as part of the planning application.



APPENDIX B

PHOTOGRAPHS



Google View of Crowland Primary School



Tank location shown in red



East side playground access ramp



Proposed tank position and ramp