



EARLSMEAD PRIMARY SCHOOL TOTTENHAM, LONDON N15 4PW
PROPOSED TEMPORARY MODULAR BUILDING

Design and Access Statement
Incorporating Heritage Statement

June 2026

1.0 INTRODUCTION AND CONTEXT

This report has been written to support the planning application for the installation of a modular classroom unit within the existing school grounds 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. The modular classroom unit will be located to the east of Block A and positioned within the playground in close proximity to the original school buildings.

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 Tottenham 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.

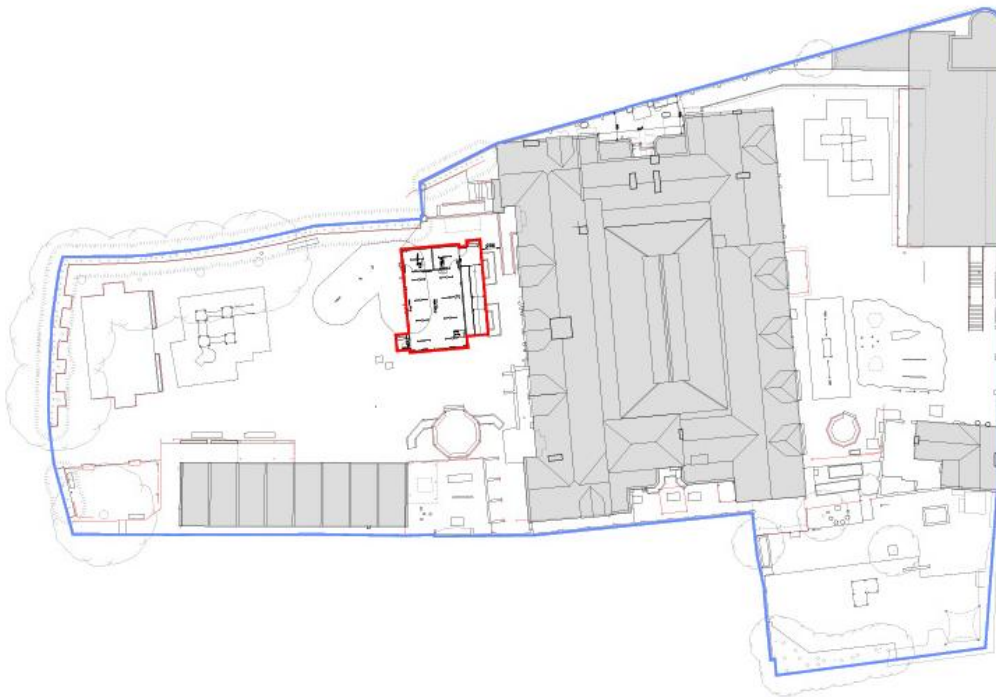
In the next decades churches led the expansion of public primary education until 1870 when the Education Act was passed that provided education for all children between the ages of five and twelve in England and Wales. In 1879 the Tottenham Board of Education was set up to oversee the expansion of education 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 with new temporary classroom highlighted in red.

BLOCK A

Block A is a two-storey Victorian school building constructed from yellow stock and red brick panels with pitched slate roofs, prominent chimneys and a central slate-and-timber cupola. The façade is symmetrical and divided into seven bays, featuring decorative brickwork in both yellow and red brick.

The projecting end bays contain large timber sash window framed by ornate red brick arches and keystone details, topped by decorative gables with scrollwork, curved crowns and finials. The recessed second and sixth bays include distinctive red brick arch detailing, first-floor sash windows, decorative floral brick panels and original boys' and girls' entrances with timber doors and glazed panels.

The three central bays are separated by decorative brick piers and contain large timber sash windows on both floors. Their upper sections are crowned by pediments with plaster tympana displaying the initials "STB" (Tottenham School Board), decorative landscape motifs and the date 1897, marking the year Earlsmead Primary School was built.

Overall Block A is a well-preserved and highly decorative late 19th century school building, notable for its symmetrical design, rich brick detailing, original timber features and historic inscriptions.

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.

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.

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 development comprises a single-storey modular classroom designed to provide flexible, accessible educational accommodation. The building adopts a simple rectangular form with a flat roof, creating a clean, functional appearance suited to its educational use while maintaining a modest presence within the school setting.

Externally, the building is characterised by light-coloured, low-maintenance wall panels, with a regular arrangement of windows and doors to maximise natural daylight. The unit will be finished in a factory-applied coated material to BS 10 C 31, ensuring durability and a consistent high-quality appearance. The principal entrance is located on the front elevation and is served by a Part M-compliant ramp with handrails, providing inclusive access for all users. A secondary access point is located to the rear elevation.

Internally, the layout comprises a large open-plan classroom of approximately 61m², supported by a lobby and dedicated storage area. This arrangement provides efficient use of space while allowing flexibility for a variety of teaching activities. Generous window openings enhance daylight penetration, creating a bright and comfortable learning environment.

The design prioritises functionality, accessibility, and energy efficiency through the use of durable materials, modern methods of construction, and a compact footprint. Its simple form, neutral colour palette, and modest height ensure that the building integrates sensitively with the surrounding school environment, while effectively meeting the operational needs of the school.

2.2.5 IMPACT OF PROPOSAL

The proposed modular classroom unit is required to facilitate the decanting of pupils during essential repair and improvement works being undertaken in the main school buildings. The unit is a temporary structure located within an existing area of the playground and is entirely independent of the school building. The provision of this classroom will enable the school to

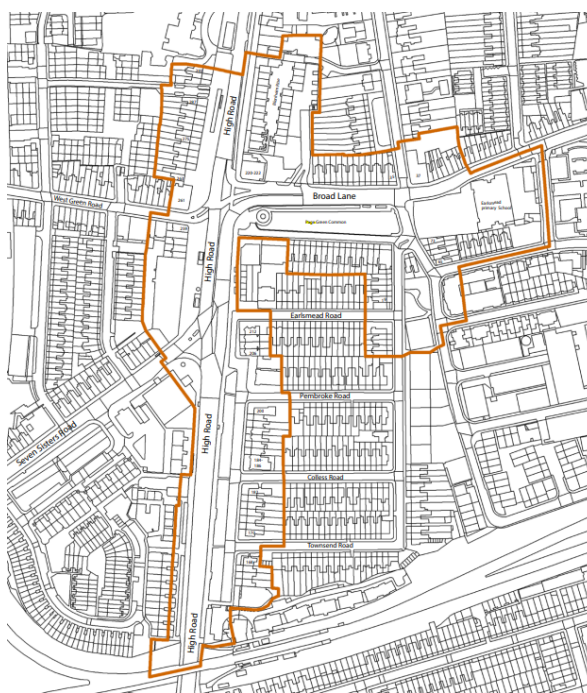
operate at full capacity and continue the education for their pupils, while ensuring that essential construction works can proceed safely and efficiently.

The addition of the prefabricated modular unit will not detract any significance from the main school buildings or the wider Conservation Area. The unit is temporary, and therefore fully reversible, with no permanent impact on the setting of the existing school buildings or wider Conservation Area. Once the main works have been completed, the modular unit will be removed, and the playground area reinstated to its original condition.

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

HGY/2026/0796 | Full planning | Window replacement with like-for-like materials, Flat roof replacement with insulation, Replacement of polycarbonate roof lantern, Replacement of polycarbonate roofs to external walkways, Localised repairs to pitched slate roofs, External repairs to brickwork, stonework, defective pointing, rainwater gutters/downpipes.

4.0 RELEVANT PLANNING POLICY

This design and access and heritage statement highlight national and local planning policy relevant for installation of a temporary modular classroom unit.

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 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 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 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.

5.0 COMPLIANCE WITH RELEVANT PLANNING POLICY

The proposal for the installation of a temporary modular classroom unit within the existing school grounds of Earlsmead Primary School has been carefully considered and complies with national, regional and local planning policies.

The proposal complies with the NPPF Paragraph 135a as the unit provides a functional, accessible and durable educational facility that supports the operational of the school during repair and improvement works to the main building. The proposal complies with NPPF Paragraph 135C as the unit has a modest scale, simple design and neutral materials which

ensure the classroom is sympathetic to the character of the site and surrounding Conservation Area. The proposal complies with NPPF Paragraph 219 as it will preserve the setting and significance of the school buildings and Conservation Area, with no alterations to the buildings.

The proposal complies with London Plan Policy HC1 B4 as the development delivers educational and community benefits while conserving the site's heritage significance. The proposal complies with Haringey Policy SP12 – Conservation as it will conserve the significance and setting of the main school buildings. The proposal complies with Haringey Policy SP16 – Community Facilities as the additional classroom enhances the schools educational facilities during the repair and improvement works to the buildings. The proposal complies with Local Heritage List Draft Paragraph 2.3.2 as the unit will improve the function and accessibility of the school during the repair and improvement works to the main school buildings.

The site 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 as the modular unit is needed for classroom space during the works to the existing school buildings.

The proposal complies with the relevant policies and will improve the function of the existing building during the repair and improvement works. The proposed works will allow for the school to remain at its current occupancy during the works to the existing building.

6.0 ACCESS AND LANDSCAPING

The existing access to Earlsmead School will not alter as part of this application. The landscaping will be affected as the modular unit will be positioned on the hardstanding of the children's playground as a temporary measure. When the modular unit is removed the playground will be returned to its former state and appearance.

7.0 LAYOUT AND SCALE

The scale and layout of Earlsmead School will change due to the additional external independent single-storey modular classroom unit. The unit is required while the repair and improvement work and being undertaken in the main school buildings.

8.0 APPEARANCE AND APPRAISING THE CONTEXT

The appearance of the existing main school buildings will remain unchanged as part of this application. No alterations are proposed to the principal buildings and its architecture character, materials, scale and external appearance will be retained.

The proposal comprises the installation of a single-storey modular classroom unit positioned within the playground. The building will have a simple, functional design typical of modern educational accommodation, with a rectangular footprint measuring approximately 12.2m in length and 6.9m in width with an overall height of approximately 3.5m.

Externally the unit will be finished in smooth insulated cladding panels finished in a factory-applied coated material BS 10 C 31, providing a neutral appearance that integrates with the surrounding school environment. The building will be capped by a flat roof creating a clean and unobtrusive profile.

The front elevation will contain a centrally positioned entrance door accessed via a DDA-compliant ramp with metal handrails. Additional steps and access point will be provided where required to facilitate circulation and emergency egress. Windows will be finished in grey powder-coated frame and arranged across the elevations to provide good levels of natural daylight to the classroom space. The simple arrangement of openings, together with the muted colour palette and modest scale, ensure that the unit has a functional and contemporary appearance appropriate to its educational use.

Overall, the proposed modular classroom unit is a low-profile, lightweight structure whose design, materials and colour finish will minimise visual impact whilst providing high-quality teaching accommodation.

9.0 CONCLUSION

This statement supports the application of a modular classroom unit within the existing grounds at Earlsmead Primary School for the duration of works in the existing school building. The proposal is informed by the relevant planning policies and guidance and proposes to facilitate the decanting of pupils during the course of essential repair and improvement works being undertaken to the main school buildings.