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Design Statement

For

1-28 Old School Court

Tottenham

N17 6LY

Listed Building consent.

to upgrade fire doors to flats

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1 Introduction

The application is to replace the internal fire doors dating from the conversion to flats which requires a listed building consent application for the work at Old School Court, Tottenham.

The proposed works in this application is for the following

- Replacement of Fire doors which were installed in the conversion to flats dating to the 1990's
- Replacement of timber door stops dating from the same period
- The fire doors have failed an FRA and need to be replaced.
- FRA is attached as part of this application.

2 Heritage Asset

Old School Court, (listed as High Cross School on the Historic England Register entry 1358854) was built in 1848.

The gates to the site are separately listed (Historic England Register entry 1079202).

Old School Court and the entry gates were listed in on 10th May 1974.

The site is situated in the London borough of Haringey on Drapers' Road off High Road, Tottenham. The building is orientated east, the main elevation facing Drapers Road. The property and the land is owned by Metropolitan Thames Valley.

The property was converted into individual flats in the early 1990s and as such each flat has an individual leaseholder.

3 Heritage Significance

Originally established as The Drapers College for Boys by the Worshipful Company of Drapers in 1858 before becoming Tottenham High School for Girls in 1885. The school closed down in the mid-1980s after being joined with the Gladesmore Community School.

The building has now been converted into 28 individual flats.

The building is Grade II listed and has been since 1974. It was chosen for its listing for several reasons including its architectural interest and style as a fine example of Gothic architecture. Its notable features include tracery around doors and windows, arms carved on stone gable above doors and slated roof with diamond patterns.

The Historic England listing details:

1848. Gothic building of shallow U-shape. 2 storeys and basement, 7 windows in main range and 1 in each projecting, gabled wing. Yellow brick with stone dressings, ie 1st floor band, plinth coping, gable copings and surrounds and tracery of doors and windows. Slated roof with diamond patterns. Small gables over 3-light 1st floor windows with cusped heads and roundels above. Mullioned and transomed ground floor windows. In wings 2 pairs of lancets with small roundel under high arch with large round window. Central doorway under

pointed arch on low columns. Achievement of arms carved on stone gable above. Sunk panels with trefoil openings beneath all windows.

The register entry for the gates, read:

Circa 1848. 5 tall square brick piers with tone coping and band at upper level of twist wrought iron railings with spear head standards. Central double gates.

The building is also considered as a valuable asset thanks to its 'group value' along with the nearby Drapers' Almshouses in Bruce Grove which were designed by the same architect Herbert Williams. The building is not only significant for its architectural interest but also for its role within the community as an educational institution for nearly 150 years.

4 Proposed Works and Mitigation of Impact

The replacement of inadequate elements and life expired materials fire doors and stops installed as part of the conversion in the 1990's(roof slates, lead flashings) with doors which will give protection to life and to the building as a heritage asset.

The report on the FRA prepared by MTVH surveyors is included in this application to demonstration the failure of the fire doors.

It is felt that these will have minimal impact on the existing building fabric and appearance.

5 Conclusion

The proposed replacement of the doors will prevent the risk of fire spreading through the Heritage asset thus ensuring its preservation.