

Heritage Statement in support of planning application number

Risley Avenue Primary School, The Roundaway, London, N17 7AB

Proposed changes:

The proposed change is a new single storey flat roof extension to create a new classroom for 9 two-year-old pupils with a new ramp access

Bruce Castle area.

Bruce Castle, located in the Tottenham area of North London, is anchored by a 16th-century Grade I listed manor house. Named after the Scottish House of Bruce, its grounds showcase local history alongside notable ties to Tudor nobility, the Penny Black postage stamp, and over 800 years of park-land heritage.

Tudor Origins: Built in the early 16th century (circa 1514) by Sir William Compton, a close courtier of Henry VIII. It is one of the oldest surviving brick houses in the London area.

The Bruce Connection: The site gets its name from the House of Bruce (descendants of Robert the Bruce), who held the manor in the 13th century. The estate was confiscated by Edward I, but the name was revived in the 17th century by Lord Coleraine to honour this royal connection.

In the Edwardian period the land to the west of the conservation area boundary began to be developed with planned working-class housing, starting with Tower Gardens (1903-13), the first stage of the London County Council's White Hart Lane Estate, and Peabody Cottages (1907). Although Church Farm and the open land to the west still appear on the 1913 OS map, Risley Avenue, (now The Roundway/All Hallows Road), had been created connecting Church Lane with the emerging housing developments to the west, severing the former farmstead. Risley Avenue School (1913) stood on the north side of the new road and in 1918 a second school, Risley Avenue Central School, a selective boys' school, was built just to the east. In the early/mid-20th century, all but one of the Georgian villas around the south-west side of Church Lane and the junction with Lordship Lane made way for a series of industrial buildings. Inter-war development includes three small blocks of flats - Bruce Castle Court - at the north-east junction of Bruce Grove and Lordship Lane, and the former Magistrates Court (1937) on the site of Elmslea.

Risley Avenue Primary School is a Grade II listed, three-form entry school located on The Roundway in Tottenham, London. Originally established in 1912, it was later reorganized in 1999 by amalgamating separate infant and junior schools.

A timeline of key historical milestones for Risley Avenue Primary School includes:

- **1912:** The school's main site on The Roundway was constructed.
- **1918:** Following the Education Act, Tottenham's education committee opened Risley Avenue as a "selective central school."
- **1939:** The school played a pivotal role in the local community during World War II, with students famously waiting in the school hall on September 1, 1939, to be evacuated.

- **1960s–1970s:** Headteacher Mr. Powley led the school, capturing a vibrant era of student life documented in historical archives, including school sports days and regular trips to the Isle of Wight.
- **1999:** The governing body and the local education authority merged the former Risley Avenue Infant and Junior schools. This amalgamated primary school officially opened in September 1999.
- **Present Day:** The school continues to serve a dynamic and diverse community.

The Property:-
Risley Avenue Primary School.

Original build date

This property is a Grade II listed School building.
Build date:- Circa 1911.
Size:- Not known

Overriding goal of the proposed works

Preserve the character of the property while enhancing its fitness for purpose in the 21st century by enhancing and widening the facility for a younger class.

Preserve the character of the Risley Avenue Primary School building, both the property and that district of Tottenham.

The proposed changes are on a single ground floor level and as such, discreet behind the high school walls.

All external brickwork, uPVC windows, doors, roof tiles and all external finishes to match the existing dwelling in material, colour and appearance.
Using traditional or matching materials wherever possible.

None of the other proposed changes would be directly visible from the main road.

Achieve this by:

Enhancing the usefulness of this building by not adding a frivolous addition but as stated above, improving the living environment for the family.

Heritage statement submitted on behalf of the applicant, Zain Ul Abideen, by Keenan Project Design Ltd.

Date:- 08/07/2026