

Project No 902	Project 19 Cavendish Avenue	Date 09.06.21	Page No 1
Report No 803	Title Heritage Statement	Author ZS	



Heritage Statement written in support of the application to vary condition 1 of the extant planning and listed building consents to incorporate 3no. conservation rooflights to the main roof of the original dwelling.

1. Site and Context

- 1.1. A substantial detached house situated on the corner of Cavendish Avenue and Cavendish Close, the property was built in the 1840's by developers Newton & Kelk as part of the Eyre Estate development.
- 1.2. The site sits within the St Johns Wood Conservation Area.
- 1.3. In 1987 the property was given a grade II listing by Historic England (TQ2686482928). The listing text is as follows;

House. Mid C19. Brick, stuccoed, channelled ground floor. Welsh slate roof. 3 storeys and basement, 3 bays. Central Tuscan porch with dentil and egg and dart cornice with pierced stucco balcony above. Double doors with overlight. Casement windows. 1st floor band and sill band. Sashes with glazing bars in architraves with hoods on consoles. 2nd floor sill band with wave moulding. Casement windows. To Cavendish Close: 3-window canted bay of 2 storeys with iron balcony above. Tripartite window to 2nd floor. Cornice. Overhanging eaves with modillions.

- 1.4. The property is currently considered priority category D: 'Slow decay; solution agreed but not yet implemented'. In their most recent review Historic England have assessed the condition of the property as follows;

'The property is unoccupied and in a poor condition. The stucco is failing in places, plants have taken root at eaves level, and there are signs of water ingress internally. Planning Permission and Listed Building Consent were granted in November 2017 for the full repair of the building and alterations to provide a single-family dwelling.

2. Site History

- 2.1. Greenwoods map of 1827 shows that while Wellington Road and what is now known as Wellington Place were formed, the land being used for horticultural purposes. The 1865-1871 OS map shows Cavendish Rd and cavendish Road West as fully developed, although with the land East of Lords Ground continuing to be used as 'Wellington Nursery' with the Clergy Orphan School to its South. This changes in the 1893-1896 OS map where the cricket ground has taken the land of the nursery, although the Orphan School is still present. By the 1913-1935 OS map, the school has also be absorbed into the cricket ground.
- 2.2. Originally called Lennard Place and then Cavendish Road, Cavendish Avenue was laid out by developer Charles Freeth Jnr in the 1840's as part of the Eyre Estate, which covered St Johns Wood. Prior to this the land contained a large nursery, which fell into the hands of the developer once the nursery went out of business. Many of the houses in the Eyre Estate, including Cavendish Avenue, followed the Robert Todd prototype of a 'simple, sturdy, vaguely classical style.'
- 2.3. Number 19 was constructed by the developer/builders Newton & Kelk of Margaret Street in 1843 in conjunction with four neighbouring villa's on Cavendish Road West. Being a corner site, number 19 was the grandest house of the Newton & Kelk works in this area.



Figure 1; East Elevation of 19 Cavendish Avenue, drawn 1843. (Source: Eyre Estate Archives)

3. Planning History

- 3.1. The property has been granted planning permission (17/00347/FULL) and listed building consent (17/00348/LBC) for repairs and alterations for use as a single dwelling. The description of the permitted works in the listed building consent is as follows:

Excavation of basement extension beneath the existing property and part of the garden with associated lightwell and rooflights; demolition and rebuild of existing garage building; erection of single storey first floor side extension. Internal alterations including the removal and addition of partitions.

- 3.2. In 2019 listed building consent (19/03340/LBC) and planning permission (19/01700/FULL) were granted as a variation to condition 1 of the above approval for the addition of a second storey to the garage mews building on the property described in the approval as;

Namely, to allow the addition of a second storey within the gable ended mansard roof to the garage and installation of a car lift in the front garden.

- 3.3. 2020 saw approval of amendments to the internal layout of the property as a variation to condition 1 of the previous approvals as 20/01700/FULL and 20/03340/LBC, described as

'Internal alterations including removal and addition of partitions.'

4. Proposed Works

- 4.1. The application looks to amend condition 1 of the 2017 Planning and Listed Building Consents to include 3no. conservation rooflights to the main roof of the house.

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5. Heritage Considerations

- 5.1. Location- The roof form is generally not visible from the ground due to the large bracketed eaves of the house. The rooflights are all proposed to the South West hip of the existing slate roof to the original house, this hip in particular is not visible from the grounds of the site itself or the public domain of Cavendish Avenue. The location of the rooflights themselves is further masked by the large chimney stacks of the application site and the nearest neighbour on Cavendish close. The proposed rooflight above the stair case is shielded by the chimney of the adjacent neighbour (figures 4 & 6 below) and the 2no. rooflight to the attic space screened by the chimney stacks of the house itself (figure 5 below).
- 5.2. Materials- Velux Conservation area rooflights have been selected as best to blend with the original slate roof.

6. Conclusion

- 6.1. The inclusion of 3no. rooflights to the south west hip of the original roof cannot be seen from grounds of the listed building, the public domain or from any of the neighbouring buildings. Being Conservation rooflights, they are low profile and detailed to suit their inclusion within a slate roof. As such there is no adverse effect on the listed building or its context caused by their provision
- 6.2. Statement prepared by Zita Sztanko ARB of SHH Architects.

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shh

Appendix A **Photographs**

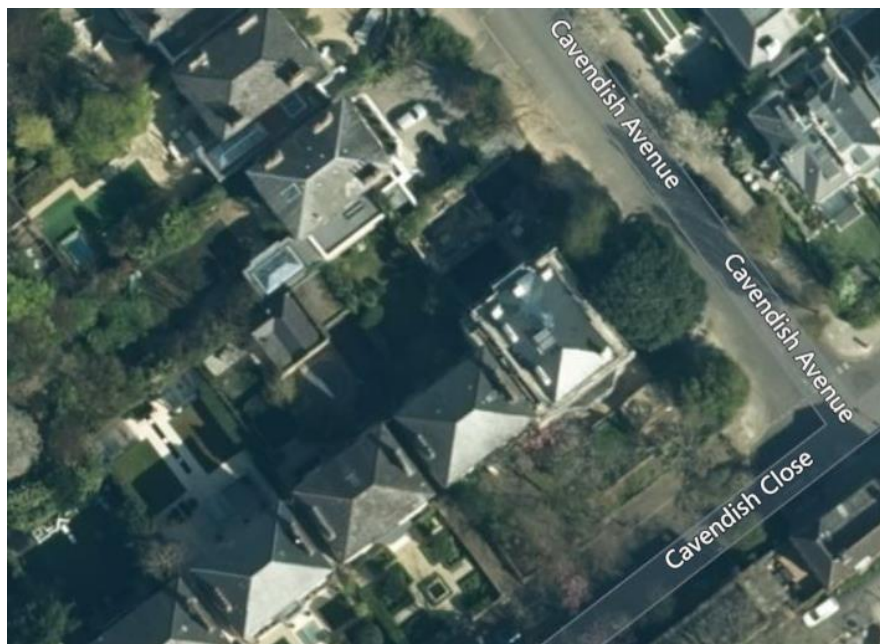


Figure 2 Aerial view (courtesy of Bing maps)



Figure 3 North elevation at client possession

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Figure 4 Chimney stack of Cavendish Close neighbour



Figure 5 Chimney stack of application site at client possession



Figure 6 View of South-Eastern facade and neighbouring chimney as client possession