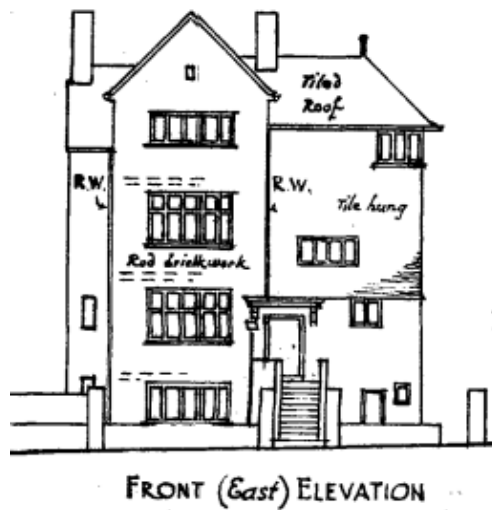


Proposed Demolition following destruction by fire

Of

31 Daleham Gardens
London
NW3 5BU

Statement of Justification

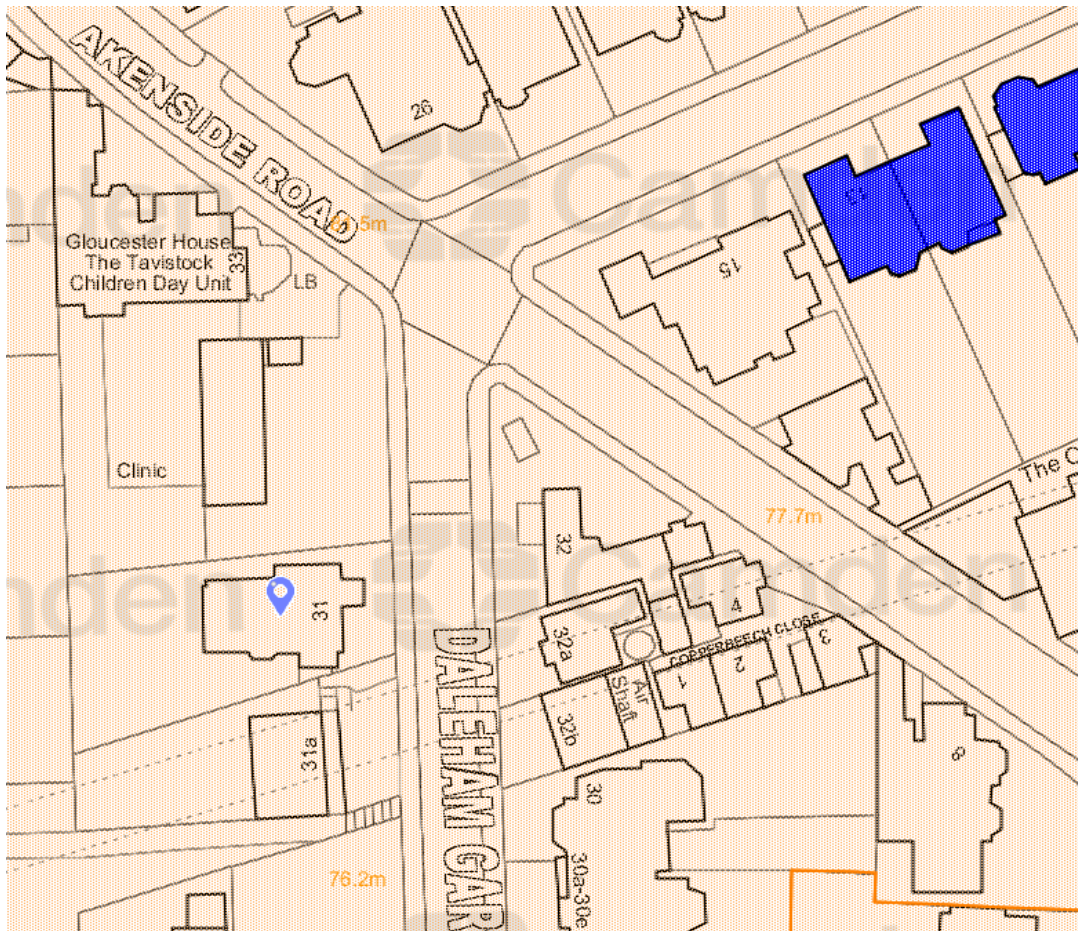


RICS

14, Cornard Road
Sudbury
Suffolk CO10 2XA

1. INTRODUCTION

- 1.1 This statement has been prepared to give justification for the need to demolish the existing building following its destruction by fire.
- 1.2 The property is located within the Fitzjohns and Netherhall Conservation Area.
- 1.3 It was originally built in the 1880's as a single private house comprising three storeys and basement in the Arts and Crafts style.
- 1.4 The building is not a statutory Listed Building or locally listed.
- 1.5 Subdivided into self-contained residential flats in 1944, latterly containing 15no units, it has been completely unoccupied and uninhabitable since November 2017 following a devastating fire.



From Camden Council Conservation Area Pages

2. **BUILDING HISTORY**

- 2.1 The property forms part of a large predominately residential development planned and commenced in the mid C19.
- 2.2 This building dates from the 1880's, constructed as a single dwelling in the popular arts and crafts style.
- 2.3 The upper floors were converted in self-contained flats and bedsits in 1944 by the then owners who retained occupation of a ground floor and basement apartment.
- 2.4 London Borough of Camden are freehold owners with the individual units as separate leasehold or tenanted flats.
- 2.5 It lies within Sub Area 1 of the Fitzjohns and Netherthall Conservation Area.
- 2.6 The Conservation Area Appraisal, designated in 1984, notes it was one of the first properties constructed in Daleham Gardens although there has been significant infilling to the area subsequently.
- 2.7 Although not significant enough to a listed building or locally listed, the Appraisal comments that it did nevertheless make a positive contribution to the Conservation Area.

3. **PRESENT CONDITION**

- 3.1 On 21st November 2017 the building suffered a devastating fire which lead to it and adjoining properties being evacuated, and sadly one fatality.
- 3.2 Following the fire support and stabilizing scaffolding was erected and a site hoarding.
- 3.3 And inquiry followed which limited scope for further works apart from retrieving any remaining personal possessions.
- 3.2 The building has been uninhabitable since that event.



View from
Daleham Gardens



View from Roof
Level

4. **JUSTIFICATION**

- 4.1 A structural engineer was appointed by the Council to assess the damage, condition, and stability of the building and has continued to inspect and report periodically. A summary report is attached at Appendix A.
- 4.2 There have been isolated unlawful intruders to the building despite its present security measures.
- 4.3 Consequently there are concerns of anti-social behaviour and to public safety because of the buildings instability which could lead to injury.
- 4.4 The fire destroyed the main roof with the internal structure severely damaged.
- 4.5 Whilst much of the external masonry shell remains, but it is structurally compromised with extensive cracks and distortion.
- 4.6 Lateral support to the upper masonry elements has been lost owing to the destruction of timbers floor and roof members.
- 4.7 The internal load-bearing masonry structure is showing signs of exposure to high temperatures and attendant fire-fighting activities, extinguishing water and removal to control spread. Widespread damage has therefore resulted.
- 4.8 There are no timber of internal joinery elements remaining or capable of repair.
- 4.9 Significant water damage has occurred together with the accumulated collapsed structure and debris from upper levels and roof.
- 4.10 The extent of damage from fire, heat and water damage to roof, floors, plasterwork and masonry is such that is it incapable of restoration being beyond practical and economic repair.
- 4.11 Emergency works were carried-out to make the site safe in the immediate aftermath of the fire. This included substantial full-height scaffold shoring of the front elevation and shoring and access scaffold to the rear from which an unstable rear gable was dismantled.
- 4.12 Stability of the gables and chimneys remain a concern.
- 4.13 The building remains unsafe to enter without taking protective precautions.

5. **CONCLUSIONS**

- 5.1 The original build was an important part of the Conservation Area even though not a listed building.
- 5.2 The significance of the building and its contribution to the Character of Conservation Area is now lost because of the extensive fire damage.
- 5.3 Its reinstatement would be a new building where its character and any contribution would be judged through the Planning Process as Full Planning Permission would be required.
- 5.4 The extent of damage, current condition of the building and concerns over public safety require that the building is demolished completely without delay, pending proposals for its replacement.

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