

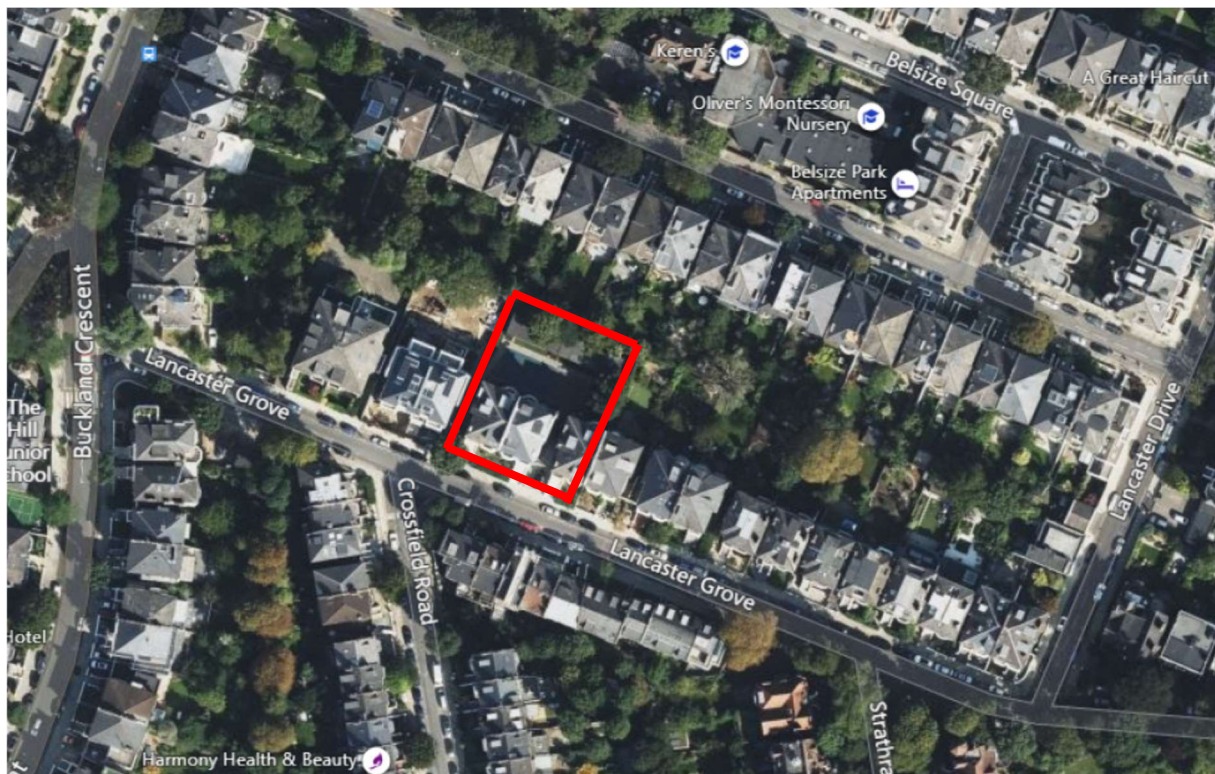
PROPOSED DEMOLITION OF A TIMBER BUILDING at 9-13 Lancaster Grove

The Site

The site is located at 9, 11 and 13 Lancaster Grove, London NW3 4EU within the Local Conservation Zone, near Belsize Park Station. The frontage of the plots is occupied by 3 semi-detached residential buildings which are under the ownership of the State of the Republic of Poland, each 5 storeys high (which are joined at ground level). The dwellings are situated along the street frontage with a joint garden to the rear. The buildings are typical of the late 19th century construction in the locality, built of traditional rendered load bearing masonry walls with suspended timber floors and hipped pitched slate roofs.

Temporary barracks located along the rear of the combined plot within the garden zone were constructed on the basis of the application documents and drawings dated 6.11.1987 and subsequent planning permission for development granted by the Planning & Communications Dept., London Borough of Camden dated 29th March 1988 (Ref. PL/8703240/ Case File No. G7/16/B). Of note are the additional conditions applied regarding specific materials to be used and final demolition. The latter condition 02 states that: *"...On their vacating the premises the building shall be permanently removed from the site and the area it occupies shall return to use as garden amenity space for the personal enjoyment of future residential occupiers of the properties."*

The single storey building was erected from pre-fabricated timber modules during July- August 1988, to be used by the Polish School as assembly rooms, library and school classrooms for the Embassy's staff, replacing earlier temporary huts.



Description of the existing timber buildings

The local foundations are concrete with steel sections supporting the flooring joists. The main super structure of the building is timber, as are the floors, cladding of the insulated external walls, doors and frames, window frames and sub-construction of internal dividing walls. The insulated flat roof with a single pitch of approx. 7° is covered with bitumen felt. According to a recent specialist survey, there is no asbestos present. The main services present are electrical for power, heating and lighting. Sanitary facilities are located at ground level in the main residential buildings.

According to the Condition Survey Report dated April 2021, "the timber building (barracks) located at the rear of the site and utilised by the Polish School is in a dilapidated state of repair and is beyond its useful service life. Consequently, it is recommended to be demolished ...".

The building envelope is in a dilapidated state with extensive rot to the timber walls, missing sections of fascia / soffit boards, missing rainwater goods and leaks to the roofing membrane, resulting in the collapse of parts of the internal ceilings.

Hence, the Polish Ministry of Foreign Affairs has approved the demolition of the premises to be executed by the Embassy of the Republic of Poland in London, who are applying to the relevant Local Authorities for formal consent.

Proposed dismantling and demolition works to timber building:

The temporary buildings are to be vacated and cleared of furniture, fittings and fixtures and have all relevant services disconnected ready for demolition. All dismantled materials are to be fully removed from the plot for sustainable disposal/ recycling and the site levelled, covered with fertile black earth and planted with suitable new grass seeding and border plants as required under the above-mentioned planning conditions. Some of the timber elements and concrete paving can potentially be reutilised for garden landscape work, e.g. pergolas, low fences, planters, paths, benches etc., subject to assessment during the demolition works.

The Contractor is responsible for maintaining access and safety on, to and from the demolition site, including access to the roadway loading zone via the public walkway along Lancaster Grove, as well as temporary sanitary and working facilities for the demolition workforce, as contracted.

Care should be taken during demolitions next to the boundary walls/ fences to maintain integrity. Existing trees and vegetation should be protected in advance of works. Buildings and garden landscape should be protected along works routes from the road leading to the demolition site and for the safety of residents, school users and the public and vehicular traffic crossing the necessary tracts.

Planned sequence of the demolition works (subject to the method statement of the specialist contractor):

(Removal of existing loose furniture and moveable fittings is to be undertaken by the School in advance).

-Setting out and securing the demolition site (including: protection of disposal routes from the site along the flank wall of residential building no. 9 to the roadway/ skips -noting that the parking bay requires a separate license to be arranged by the contractor, erecting a temporary fence around the designated demolition site, signage, storage, segregation zones, arrangement and demarcation of the roadway loading zone etc.).

-Cutting off existing services connected to the building, regarding electrical .- Removal of:

- all hanging external elements
- all fitted furniture from interiors
- all types of signage on and within the building
- existing electrical services within the buildings (heating and lighting) and externally on the building elevation/ roof (including cables, fittings, fixtures etc.), including any services underground identified for removal.
- handrails/ sundry ironmongery
- RWP and gutters
- all external flashings
- all layers of the existing flat roof
- timber wall cladding, insulation
- timber windows and doors, frames and cills (segregating glass from timber elements)
- existing floor layers (finishes, panels, boards and planks)
- all timber structure of the building including any steelwork supports
- concrete foundations of the building
- other items as required.

- Making good of the site after demolition and removal of the timber building:

The site should be cleared, levelled with the rest of surrounding garden, with additional fertile black-earth to be added. Suitable grass and plants should be planted. Any tracks used for the disposal to the road should be cleared and reinstated as original. Undamaged paving slabs and selected timber members are to be set aside for recycling in the landscaping of the garden.

Photographic survey of the existing timber building



Front elevation and 2 of 3 entrances



The Performance Hall





Photos of one of the entrance lobbies & classrooms

