



**Lambert
Smith
Hampton**

www.lsh.co.uk

Temporary Remediation Plan

For

31 Daleham Gardens, London
NW3 5BU

On behalf of

LB Camden

Prepared by
Lambert Smith Hampton
United Kingdom House
180 Oxford Street
London
W1D 1NN

Tel: 020 7198 2000
Date: December 2021

1.0. Introduction

- 1.1. Condition 7 of application reference 2020/2087/P for the “*Demolition of the existing fire-damaged building*” at 31 Daleham Gardens, London NW3 5BU requires the submission of a Temporary Remediation Plan within three months of demolition of the existing building.
- 1.2. The primary reason for this condition is to minimise the impacts on the health and amenity of neighbouring residents and to ensure that the site is not left vacant in the long term, as that would result in potential harm to the Conservation Area.
- 1.3. The wording of condition 7 and the shadow s.106 is outlined below:

Condition

Temporary Remediation Plan:

Within three months of demolition, submit a Temporary Remediation Plan for the Council's approval setting out the measures that the owner will adopt in undertaking the remediation of the site following the Demolition Phase to minimise the impacts on the health and amenity of the residents and to ensure that the Property is not left vacant including:

- (a) Measures for temporary site remediation, taking into account any opportunities for community involvement*
- (b) An indicative programme for the future development of the Property incorporating a schedule for specific steps and milestones for delivery, and review after specific milestones have been reached and at least every six months*
- (c) Indicative measures for landscape remediation in the event that no new development can be secured to commence at the Property within 24 months of demolition*
- (d) Provision of information and mechanism for review*

Reason: In order to protect the conservation area, and the health and amenity of residents, in accordance with Policies A1 and D2 of the Camden Local Plan 2017.

Corresponding s.106 obligation

a plan to be submitted for the Council's approval setting out the measures that the Owner will adopt in undertaking the remediation of the site following the Demolition Phase to minimise the impacts on the health and amenity of the residents and to ensure that the Property is not left vacant including (but not limited to):-

- (a) measures for temporary site remediation, taking into account any opportunities for community involvement;*
- (b) an indicative programme for the future development of the Property incorporating a schedule for specific steps and milestones for delivery of any future development, including the date for submission of any future application, target development commencement date, and target development completion date. Such schedule being subject to (where necessary) review after specific milestones have been reached and from time to time at least every six months from the approval of the Temporary Remediation Plan;*
- (c) identifying means of ensuring the provision of information to the Council and provision of a mechanism for review and update as required from time to time, including a review of the plan in the event that no new development can be secured to commence at the Property within twenty four months from the date of the Agreement to include landscape remediation measures if required by the Council.*

- 1.4. This Temporary Site Remediation Plan sets out the responses to the requirements of the condition.

2.0. Site Remediation

- 2.1. To recap, the London Borough of Camden agreed a regeneration strategy for the site in 2020 which identified the preferred option as being redevelopment through a land sale to a local Community Land Trust (CLT). The Council's objectives for the site comprise of the following:
- i) The Council's ambitions are to bring the site back into use through sale to a Community Land Trust to help meet local housing need and maximize the number of genuinely affordable homes.
 - ii) Whilst Camden is selling the land to a local Community Group so that they can build new homes on site, Camden aims to place hoardings up which are covered in artwork for a temporary period of at least 1 year.
 - iii) The ambition is to create artwork which has been formed through engagement with the local community and reflects the people, spirit and characteristics of the local area, as well as being sensitive to the history of the site.
 - iv) The artwork will remain in place until work begins on building new homes at the site.
- 2.2. Following the blaze, extensive scaffolding was secured to keep the structure safe whilst the council embarked on enabling works to demolish the remaining structure. The demolition of the building began in October 2021 and as of December 2021, the demolition of the building will be complete and secured with hoarding across the front of the site.
- 2.3. Following demolition, the site will be secured to ensure the safety of the public. The site will be secured by simple hoardings which will front onto Daleham Gardens. The details of these hoardings will comprise as follows:
- Erected hoardings will be placed across the front of 31 Daleham Gardens.
 - The hoardings will form a blank canvas approximately 15m wide and 2.4m tall and be made from premium plastic recycled boards. Appendix 1 contains information on the location of these.
- 2.4. A hoardings logistics strategy has been drawn up to showcase the potential site plan details and design of the hoardings (please see appendix 1).
- 2.5. How community involvement will be secured:
- Camden Council is seeking to commission an artist to devise and produce an engaging piece of artwork for the hoardings. This Commission is open to all artists and media types however:

- i) The artwork must reflect some involvement of influence of the local community so that they're engaged and so that it is valued and its outcomes are locally registered;
- ii) The community involvement will be from engagement with local groups e.g. Amenity groups, resident groups, school children; and
- iii) Information about the architect and history of the site could potentially be printed onto the hoardings.

2.6. The commissioning of an artist will need to be subject to the following site provisions;

- Health and safety across the site;
- Moving into 2022, Covid restrictions have the potential to influence activities such as community involvement workshops; and
- The artwork hoardings will be subject to maximum budget as set out within artists brief.

2.7. Summary of next steps for commissioning:

- Camden Council, NW3 CLT and the London School of Mosaics must assess the applicants and develop a shortlist of the artists who've applied to this brief in order to allocate a commissioned artist;
- The key local groups who are going to engage with and be involved in this project need to be contacted and confirmed;
- Once the key local groups have been established, it needs to be ascertained if workshops of conservations can be facilitated e.g. with local schools or residents.

3.0. Indicative Programme

3.1. The Council conducted an Expression of Interest process in 2021 seeking submissions from community groups and NW3 CLT were identified as Camden's preferred bidder for the sale and regeneration of the site.

3.2. The progression of the planning application will therefore begin once the sale of the site is finalised. It is anticipated that Camden will complete the sale of the site in 2022, and that NW3 CLT will begin building new homes on the site in 2023 or later.

3.3. In early 2022, the Council will be agreeing the business case for the disposal. The following dates have been set out as an estimated programme:

Demolition Complete	24 December 2021
Camden Gateway – NKED	Early 2022

Sign Agreement for Lease + Deposit from NW3 CLT	Early 2022
Planning Submission by NW3	Spring/Summer 2022
Land Sale	Autumn/Winter 2022
Development Commencement	Autumn/Winter 2023

3.4. In terms of target dates for an application on the site:

- The target application date for re-build is Winter 2022
- The target development commencement date is summer 2023
- Completion dates for the development will be confirmed in due course.

4.0. Review and Contingency

4.1. The wording of the condition and obligation requires the applicant to identify a means of ensuring the provision of information to the Council and a mechanism for review.

4.2. The Council will provide the LPA a short written report on the below dates.

- Review 1 – August 2022
- Review 2 – February 2023
- Review 3 – August 2023
- In addition, the LPA is able to raise concerns and trigger a review outside of the scheduled ones.

4.3. Should no development be secured to commence by December 2023, a landscaping scheme should be agreed. This will be discussed in the August 2023 update.

5.0. Contact Details

5.1. The department looking after this development can be contacted at:

Camden Council
Development – Community Investment Programme
cip@camden.gov.uk
Daleham.Gardens@camden.gov.uk

6.0. Summary

6.1. LB Camden is currently in the process of finalising the sale of the site to a Community Group, NW3 CLT who will begin building new homes on the site as soon as the sale is finalized; likely in 2023 or later.

6.2. Temporary hoarding comprising of artwork will secure the site until building on the site begins.

December 2021

5

- 6.3. LB Camden are partnering with NW3 CLR and also the London School of Mosaics (based in NW3) for the artist selection process.
- 6.4. The artwork will reflect involvement of the local community including, amenity groups, resident groups and school children.
- 6.5. The artwork is an opportunity to celebrate a new chapter in history of the site, whilst give something back to the local community who have been living with the scaffolding and remains of the building as an eyesore.
- 6.6. A review mechanism is set out in this document to keep the LPA updated on progress.
- 6.7. This document meets the requirements of Condition 7 of consent reference 2020/2087/P.

Appendix 2 – Artists Brief for Hoarding Artwork & Local Engagement

31 Daleham Gardens Artists Brief for Hoarding Artwork & Local Engagement

Camden Council is looking to commission an artist to devise and produce an engaging piece of artwork for the hoardings of 31 Daleham Gardens.

The ambition is to create an artwork which has been formed through engagement with the local community and reflects the people, spirit and characteristics of the local area, as well as being sensitive to the history of the site.

The artwork will remain in place on the hoardings for a temporary period of at least 1 year whilst Camden sells the land to a local Community Group so that they can build new homes on the site.

The History of the Site

31 Daleham Gardens is in the Fitzjohns and Netherhall Conservation Area in Camden. This area of Camden is generally characterised by nineteenth century buildings, large villas, and homes in domestic vernacular styles. (More detail on the character of the area can be found in [Appendix A – Fitzjohns and Netherhall Conservation Area Statement](#))

The original building at 31 Daleham Gardens was built as a private house in the late 1880's, by architect Horace Field, who worked in a range of historic revival styles including 'Arts and Crafts'. He also designed several other properties in the area some of which are now Listed Buildings. (More detail on the history on the original building can be found in [Appendix B – Heritage Statement](#))

Between 1944 and 2017 the original house went through many changes, including the addition of a rear two storey extension and alterations to the front porch. The house was later sub-divided into flats.

Tragically, the original house was devastated by a fire in November 2017 which caused substantial damage to the building, and one mortality. The roof was destroyed by the fire and the remaining structure was unable to be saved.

Extensive scaffolding was required to keep the structure safe whilst the council embarked on enabling works to demolish the remaining structure. Demolition of the building finally began in October 2021.

Local residents have been living with the scaffolding and remains of the building as an eyesore for many years. This artwork is opportunity to celebrate a new chapter in history of the site, whilst giving something back to the local community who have endured the recent events.

The Future of the Site

As of December 2021 demolition of the building will be complete and secured with a 15m length of hoarding across the front of the site, ready for a new chapter!

Camden agreed a regeneration strategy in 2020, which set out our corporate objectives in respect of the site and identified the preferred option as being redevelopment through a land sale to a local Community Land Trust (CLT).

The Council's objectives are to bring the site back into use to help meet local housing need and maximise the number of genuinely affordable homes.

The approved strategy recognised that a locally-based community-led developer, such as a Community Land Trust (CLT), with a strong local knowledge and community roots, nonprofit status and focus on high quality affordable homes could be well-placed to deliver significant affordable housing on this site with high levels of social and community value, whilst also recovering some cost to the council.

Community-led housing is an emerging delivery model with the potential to address local concerns about development while offering opportunities for genuine participation in the house-building process. Selling 31 Daleham Gardens to a CLT also enables Camden to test this emerging housing delivery model on a smaller site.

The council conducted an Expression of Interest process in 2021 seeking submissions from community groups interested in the site, to help shape the Council's next steps. Following this process NW3 CLT were identified as Camden's preferred bidder for the sale and regeneration of the site.

It is anticipated that Camden will complete the sale of the site in 2022, and that NW3 CLT will begin building new homes on the site in 2023 or later.

Our Requirements for the Artwork and Local Engagement

The Site and Artwork Limitations:

The siting for the artwork will be on the erected hoardings across the front of 31 Daleham Gardens. The hoardings will form a blank canvas roughly 15m wide and 2.4m tall. The hoarding will be in place from December 2021. The hoarding is made from premium recycled plastic boards.

It is intended that the final artwork will be printed onto thin aluminium boards, which will then be installed onto the existing hoarding by a specialist hoarding company.

The artwork will therefore need to be provided by the artist in a digital format to the council at the end of the commission in order to be used by the specialist hoarding company to print and attach to the existing hoarding.

The hoarding company will be able to provide a template of the whole canvas, and guidance on how the digital file will need to be prepared at the start of the commission.

Media, Style and Approach:

Camden are not placing any restrictions on media, style or approach to the creation of the artwork.

Camden wish to keep the commission open to all artists and media types, whether photography, painting, writing, illustration, sculpture, graphic, dance, crafts, or any other, as

long as the art is ultimately able to be represented through a digital print on the hoarding, as described above, in an engaging way.

Themes

The artistic is free to explore any theme they wish as long as it achieves the following objectives.

1. **The artwork will reflect some involvement or influence of the local community so that it is valued and its outcomes are locally recognised.**
2. **The artwork will be sensitive to the history of the site and local characteristics of the area.**

Community Engagement

The artist's proposal should include an element of engagement with the local community in the process of creating the artwork. Below are the key local groups who could be engaged with on the project.

Gloucester House. Camden are currently in conversations with the adjacent school Gloucester House on whether an artist could do a workshop with the children at the school. Gloucester house is an independent special school with a fully integrated specialist clinical team located in a large Victorian house in Hampstead. The school is part of the Child, Young Adults and Families mental health service of the Tavistock and Portman NHS Foundation Trust. For over 50 years Gloucester House has pioneered therapeutic educational work with children. The school works with 21 children aged between 5-14. [TBC ahead of issuing brief]

31a Daleham Gardens and 50 Fitzjohns. This is a housing estate adjacent to 31 Daleham Gardens comprising of 2 blocks and 21 homes. The artist could propose a community day/workshop for the residents of this estate in order to inform the proposed artwork.

Local residents. Immediate other local residents on street.

The selected artist will work with Camden Council and NW3 CLT to finalise proposals for community engagement at the start of the commission and Camden Council and NW3 CLT will be able to facilitate any conversations or workshops in order to engage with the local community on the artwork.

Other Requirements and considerations

Final piece should contain space for some text (in a readable location on the hoarding) describing the artwork and artist, and how the community was involved in its production. This text should also include some further information on the site and Camden's intention to sell to a local community group to deliver housing on. Camden and NW3 CLT will co-produce this text with the artist during the commission.

The artwork will remain in place until work begins on building new homes at the site.

Camden council only requires a digital file for a hoarding design at the end of the commission, and the artist can retain any physical artwork that has gone into the preparation of the final artwork for the hoarding.

Commission and Delivery Timeline

X November 2021	Camden Council and NW3 CLT will develop a shortlist of artists who will be invited to respond to this brief.
X December 2021	Camden Council and NW3 CLT will assess the responses and Camden will commission an artist for the work.
X January 2022	Final hoarding will be surveyed and final 'canvas' size agreed.
X January 2022	Commission will begin.
X March 2022	Final Artwork provided by artist. *TBC Timescales can be adjusted to reflect the proposals if necessary.
X March 2022	Artwork printed onto aluminium boards and installed by Hoarding Company.

Budget

The fee for this commission is £2.5-3.5k.

This is inclusive of:

- Artists fee and production costs including any physical materials to produce the artwork.
- Artist's travel costs and related expenses for site visits and engagement activities.
- Any costs involved to ensure successful engagement activities.

This is exclusive of:

- Installation costs - Camden will bear the cost of printing the boards and installation through a specialist hoarding company.

How to apply

To apply please send the following documents:

1. An Artists Statement, no more than 700 words, outlining your experience and project examples. This should include up to 5 images.
2. A Project Plan, detailing and outlining how you would approach and respond to this brief. This could include potential materials, methods, how you would engage and inspire any participants, any themes you wish you explore, and how you would imagine this coming together to be represented on the hoarding at the end of the commission.
3. Contact details for two professional referees from whom we can seek references for the successful artist.

Please send the above to hugh.robinson@camden.gov.uk no later than **12 noon on Friday 10 December 2021**.

The applicants will be assessed by a panel comprising of Camden Council and NW3 CLT, and scored against how well they respond the objectives and requirements outlined in this brief.