

# **DESIGN STATEMENT**

FOR

**THE DEMOLITION & CONSTRUCTION OF A  
SECTION OF FRONT BOUNDARY WALL  
AT**

**MAISMORE MANSIONS, 35 CANFIELD  
GARDENS, LONDON NW6 3JN**



## **Description**

Canfield Gardens is made up of a variety of single and mansion properties of varying designs and sizes.

35 Canfield Gardens is one of the mansion blocks along Canfield Gardens and has five flats within the block. The mansion block is under a management freehold company. To the left of the mansion block there is a smaller residential property and to the left there is an access roadway which leads to the roadway that runs along the rear of Canfield Gardens. To the opposite side of the road from 35 Canfield Gardens there are other mansion blocks.

There is a large garden area fronting 35 Canfield Gardens which is landscaped and has a mature tree located along the front right-hand section of boundary wall. There are two sections of front boundary wall which are separated by a wrought iron gate. The two boundary walls are of different design, which can be seen from the attached photographs.

## **Design Process of the Proposed Scheme**

The scheme involves the careful demolition of the right-hand section of the front boundary wall and to rebuild this section of wall to match the existing left-hand boundary wall.

The reason for demolishing this section of wall is due to the structural instability of the current wall which has been as a result of the natural growth of the mature tree which is in close proximity of the boundary wall. There is serious cracking through sections of the boundary wall and it has torn away from the section of side boundary wall that runs along the access roadway leading to the rear of the properties.

The need for the demolition of this section of wall is reinforced by a letter dated 7<sup>th</sup> June 2009 received from London Borough of Camden's Building Control Department, which requests that the wall be attended to or a 'dangerous structure notice' will be served. A copy of this letter has been attached to this statement.

The design of the new right-hand section of the boundary wall will match the existing left-hand section of boundary wall in colour (blue engineering bricks and orange/red stock bricks), copings (precast concrete), plinth details and brick bonding.

The new section of boundary wall will be built around the mature tree this will involve reducing the thickness of the wall in this area, this will only be visible from within the front garden of 35 Canfield Gardens.

The foundation design and depth will be mass concrete and all to the London Borough of Camden's Building Control Department who will be notified of the works due to their previous concerns.

This Design Statement is to be read in conjunction with the following drawings and attached photographs.

- P01/35CG/2009 – Existing & Proposed Plans & Elevations
- P02/35CG/2009 – Existing Elevation
- Letter dated 7<sup>th</sup> June 2009 from London Borough of Camden Building Control Department.



**Photographs of the Existing Front Boundary Wall**



**EXISTING LEFT-HAND SECTION OF FRONT BOUNDARY WALL (TO REMAIN)**



**ELEVATION OF EXISTING LEFT-HAND SECTION OF FRONT BOUNDARY WALL (TO REMAIN)**



**EXISTING RIGHT-HAND SECTION OF FRONT BOUNDARY WALL TO BE DEMOLISHED**



**'LEAN' AND CRACKING TO SECTION OF WALL TO BE DEMOLISHED**





TOP SECTION OF PIER TO BE DEMOLISHED



REAR VIEW OF RIGHT-HAND SECTION OF FRONT BOUNDARY WALL TO BE DEMOLISHED SHOWING MATURE TREE