

Peter Clapp RIBA FCSD  
12 Jeffrey's Place  
London NW1 9PP



10<sup>th</sup> May 2015

Tom Hoogewerf  
80 A Camden Road  
London NW1

Dear Tom

**Re: Garden Walls at Rear of 80 Camden Road**

Following your request to advise on the garden walls at the rear of your property, I made an inspection of both your wall and those to your neighbour at No 82, and would advise as follows:

1. The walls concerned fall within the Regents Canal Conservation Area and conservation of the existing historic fabric is therefore a first consideration.
2. The walls to No 82, are in good condition for their age, and despite several nearby trees, and one vertical crack in the lower wall adjacent to the canal, appear entirely stable and require no immediate work.
3. Your own wall suffers principally from the unchecked growth of a Buddleia shrub, approximately half way up the height of the wall. The unchecked growth to a diameter of some 200mm has cause severe distortion of the brickwork, and a vertical open crack. This Buddleia is now dead. The wall is also missing a small section at its right hand end, adjacent to the fence of your adjoining owner.
4. Your wall is of one brick thickness, supported by half brick piers at regular intervals, all constructed at the same time of London Stock bricks in lime mortar. The wall is further supported, to approximately three quarters of its height, by an abutting one brick thick wall, in the grounds of Lawfords Wharf. Both your wall, and that in Lawfords Wharf ownership are generally plumb and in no danger of immediate collapse.
5. Your wall requires careful demolition to a level approximately 300mm beneath the existing dead tree root, and to the right hand side of the existing brick pier. The bricks should be cleaned of all existing mortar and set aside for re-use.
6. The brickwork can easily be re-built, carefully toothing and bonding into the existing brickwork close to the existing pier, by any competent bricklayer with the minimum of supervision.

7. The brickwork should be built in lime mortar so as to be compatible with the existing and allow future minor movement, normal with garden walls on shrinkable London Clays.
8. The wall should be capped with two courses of clay tiles laid broken joint, and finished with a brick on edge coping, all to match the existing.
9. By re-using the existing bricks, supplemented by a small number of additional second hand London stocks, the minimum amount of disturbance will be caused, the maximum visual benefit achieved, and both time and cost reduced to the necessary minimum.
10. This work is normal maintenance in matching materials and as such requires no Local Authority approval.
11. Professional consultants today are forced to be 100% risk averse when called in to advise on any subject. This is sadly because we live in such a litigious world. Many existing structures that have stood safely for decades could not satisfy current methods of structural calculation.

I hope that this answers your question sufficiently? No doubt you will come back to me if you have any further questions.

Kind regards



Peter Clapp