



99 Frognal

Landscape Report; for planning

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Masterplan



The garden has been divided into 10 no. 'key areas', each of which is distinctive in character and function.

1. Forecourt Garden
2. The Ramp
3. The Lower Terrace
4. The Slope
5. The Upper Terrace
6. The Great Lawn
7. The Northern Passage
8. The Kitchen Court
9. Green Roof
10. The North Court

Key Areas

- To re-instate the Grade II listed house setting, through removing linked 1970s overbearing extension and forming a green 'ring' around it, which would improve the connection to its own garden, street and neighbouring properties to the North and East'
- To enhance the appearance, character, quality and local distinctiveness of the landscape setting
- To recover where possible some of the historic attributes of the gardens that formerly enhanced the appreciation of the original setting, including the reinstatement of the garden gate in Frogнал and the recreation of the slope between the Lower Terrace and the Great Lawn.
- To enhance the ecological richness of the gardens through the creation of new and diverse habitats – including vegetated roof systems on the proposed buildings - view to enhancing the site's biodiversity, habitat creation, improving water retention and air quality



Above; View of Frogнал House in 1890, © Camden Local Studies and Archives Centre

Overarching landscape themes

Description:

Early maps suggest that the house was historically approached from the south. Pedestrian access to the garden was from the c19th gained by a round-headed wrought-iron garden gate opening into Frognal. This position of the gate is documented in a variety of plans and images. This gate appears to have been moved to its present location (immediately south of the house) in the 1970s with the creation of the new vehicular Ramp. The present arrangement of the garden gate is both unsatisfactory and potentially dangerous as pedestrians visiting the premises are forced to enter via the Ramp. Although the garden gate now leads directly to the original entrance of the house, the fact that it is located off a spur of the Ramp makes it less attractive than when it was placed obliquely (opening into Frognal) to the front door.

Aims:

The principal aims are to make the pedestrian approach to the dwelling more conspicuous, safer, and more attractive. Our scheme seeks to reinstate the historic garden gate in Frognal and to create a forecourt garden and rond-point to the south of the main entrance to the house. We also wish to make vehicles using the Ramp less visible from the new forecourt garden. Making these changes to this historically important frontage should enhance the sense of arrival at 99 Frognal, and reduce significantly the physical and visual impact of the Ramp on the area around the front door to the house



1. Forecourt Garden



Top left; The 1933 Sales Catalogue, © Camden Local Studies and Archives Centre
 Top middle; View of Frognal House 1890, © Camden Local Studies and Archives Centre
 Top right; The canopy soon after construction, © RIBA A8932; 8930
 Bottom left; Front gate from road, The Heritage Practice's Historic Development Report
 Bottom right; Designs by Raymond McGrath from 1934 for additions to No. 99 Frognal, © RIBA Drawings Collection, Raymond McGrath, No. 99 Frognal, Hampstead, alterations to a Georgian house, exterior perspectives, designs, 1933-34 [PA424/2 (1-2)]

1. Forecourt Garden; historic images



1. Forecourt Garden; existing site



Top left; Paving at Hampton Court Palace
Top middle; The existing gates at 99 Frogna
Top right; Jacques Wirtz garden, Antwerp, Belgium
Bottom; Planting schemes by TLG in The Cotswolds, Buckinghamshire and London

1. Forecourt Garden; precedent images



1. Forecourt Garden; proposed relocated front gates



Allium sphaerocephalon Anthemis tinctoria 'Sauce Hollandaise'



Anthemis tinctoria 'Sauce Hollandaise'



Astrantia major 'Roma'



Echinacea pallida



Eurybia x herveyi



Geranium sanguineum 'Elke'



Persicaria amplexicaulis



Rudbeckia fulgida var. *deamii*



Salvia nemorosa 'Dear Anja'



Sanguisorba officinalis



Stipa barbata



Stipa tenuissima

1. Forecourt Garden; planting



1. Forecourt Garden; view from top step across forecourt garden

Description:

The ramp – a narrow and steeply-sloping vehicular laneway - was laid out in the 1970s. Its building corresponds with the subdivision of the garden to form a separate new dwelling at garden at the western end of the property. The ramp – which is laid to tarmac and lined on the south side by a 1-1.4m high brick retaining wall, like the two-storey student accommodation block, has had a detrimental impact on the character of the grounds: its presence has served to alienate a large strip of the southern garden from the original grounds.

The ground to the south of the Ramp is densely planted with shrubs and trees -including several mature London planes – and forms a foil for the tall brick wall erected in the late c19th by the then owner of 99 Frognal with a view to protecting the privacy of his garden. The planting on the north side of the Ramp comprises a mixture of broadleaf deciduous and evergreen trees and shrubs.

Aims:

Our proposal seeks to integrate visually as much of the garden that lies on south side of the ramp with the original garden, and to reduce the visual impact of the ramp on the area by the main door. We propose to replant the verges of the ramp to make it appear more like a narrow country lane than a service drive. We also propose to conceal the brick retaining wall on the south side of the drive with trailing ivy.



2. The Ramp



2. The Ramp; existing site



Left; Road through tree tunnel
Right; Hedging close up along roadway

2. The Ramp; precedent images



2. The Ramp; view from the front door

Description:

This area has since the c18th been reasonably flat. Early views suggest that it was laid to grass and dotted with shrubs and trees. By the mid-c20th the northern extent had been covered with new building, and more recently a new outdoor lavatory block has been erected west of the main entrance to the house. The garden has an awkward and poorly resolved relationship with the neighbouring Ramp.

Aims:

We seek to keep this area reasonably flat and to make it the hub of the new garden. The garden lies west of the original house and to the south and east of the proposed extensions. The buildings which encompass the garden on three sides shall make the space feel like an informal courtyard while at the same time opening up the lower terrace to the upper part of the garden, improving the outlook from both the main house and dining space.

We aim to create an intensive green roof atop the new link/extension to the north of the early house with a view to re-connecting the house with the garden, minimising the visual aspect of the house and enhancing the grounds' biodiversity, habitat creation, and improving water retention and air quality. The first-floor level roof will be planted with a mixture of native and ornamental grasses, ferns, trailing plants (including *Cissus striata*, *Rosa arvensis*, and *Lonicera periclymenum*) and a range of low to medium-size deciduous and broadleaf evergreen herbs and shrubs, including mugo pine, hawthorn, euonymus, erigeron, dryopteris, euphorbia and amelanchier.

The Lower Terrace shall be connected to the garden gate (in Frogna) and the forecourt by means of a gravel path and two short flights of stone steps. It shall also be linked the Ramp by a new garden gate; this gate, and cars going up and down the Ramp, shall be concealed from the house by a small oval plantation set in the terrace.



3. Lower Terrace



Left; The rear of No. 99 Frognal in 2021, © Knight Frank

Top right; View of Frognal House 1890, © Camden Local Studies and Archives Centre

Bottom left; The house in 1971 showing the former main entrance with the wrought iron canopy [© London Picture Archive 66805]

3. Lower Terrace; historic images



3. Lower Terrace; existing site



Left; Paving at Parmoor, Bucks by TLG
Right; TLG example of planted paving



3. Lower Terrace; precedent images



3. Lower Terrace; view from top of stairs across lower terrace



3. Lower Terrace; view from lower terrace up the slope

Description

This part of the pleasure ground was formerly laid out in a series of terraces which marched up the gentle east-facing slope. A description of the garden in its 1853 sale particulars indicates that the grounds were 'disposed in shrubbery walks and terraces, fruit walks and standards in full bearing, green-houses, [a] conservatory and melon pits'. The 'sloping bank' was described in 1929 as having 'two rose banks wells stocked with choice roses in luxuriant bearing...', and in 1933 as 'a delightful glade between [the house and] the higher bankings [the Great Lawn] screened by growth of trees'. The nature of the terrain was dramatically transformed by the building in the 1970s of a two-storey student accommodation wing. This building has obliterated the former slope and has in its place created a barrier between the upper and lower parts of the grounds and has occluded historic views to and from the former slope and the house.

Aims:

We propose to reinstate the slope and to plant it with shrubs and long grass. The new planting shall frame views to the house. Some of the shrubs we propose to plant on the slope include lilac, crab-apple, cherry, philadelphus, myrtle, deutzia, hazel, hawthorn and sumac.



4. The Slope



Left; The extension under construction, archive image library, Private Collection
Top, bottom & right; Steps and terraces up the slope, archive image library, Private Collection

4. The Slope; historic images



4. The Slope; existing site



Left; Ascending bank at Todd's home, Bedfordshire
 Top middle; Grassy bank studded with evergreens
 Top right; Grass stramp
 Bottom middle; Stone steps at the Acropolis, Athens
 Bottom right; Stone stramp

4. The Slope



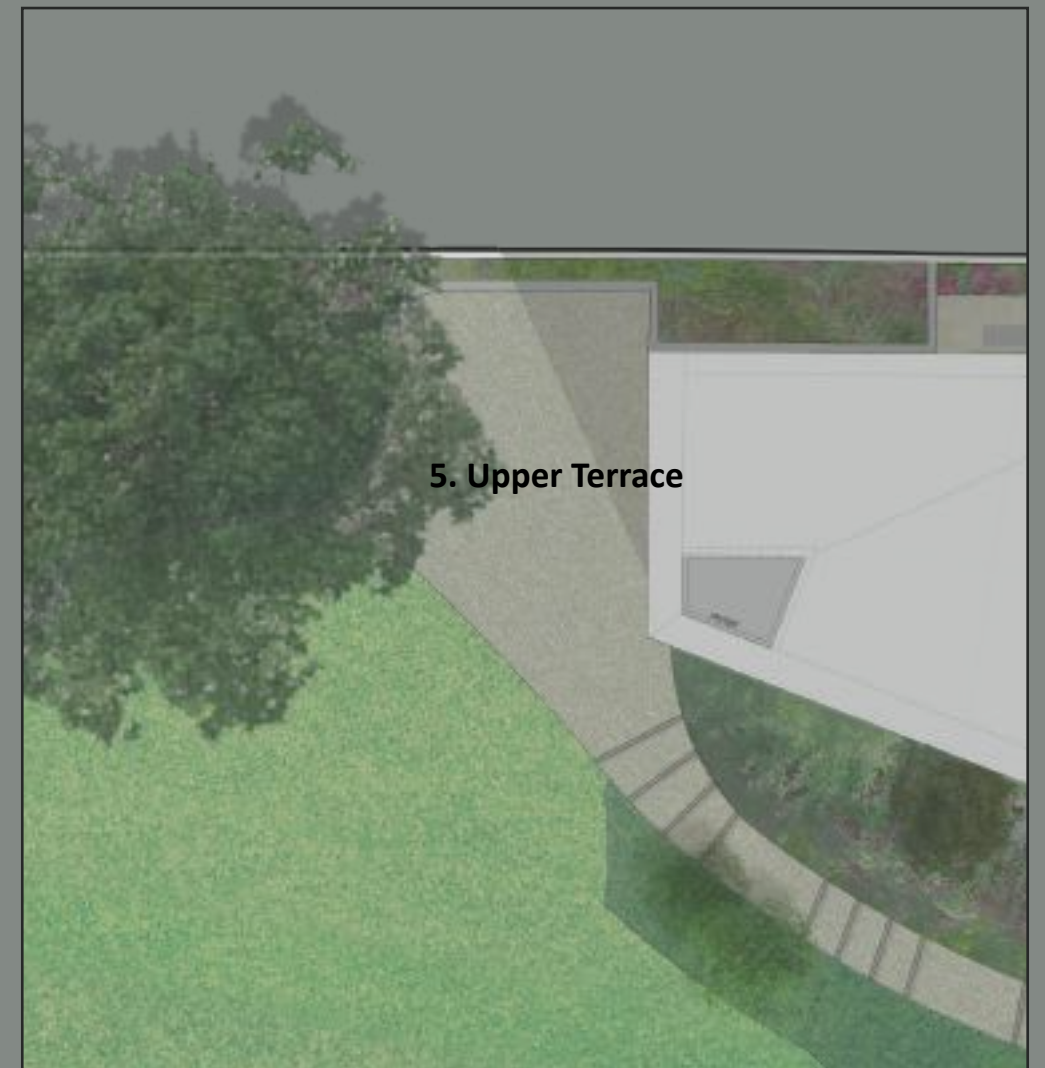
4. The Slope; view up the slope

Description

This area lies at the northwest corner of the grounds and abuts the c19th brick fruit wall (the garden boundary wall with the neighbours to the north). It is the sunniest and the most airy place within the garden and enjoys panoramic views eastwards.

Aims:

We propose to pave the upper terrace with a combination of free-draining self-binding gravel and stone is proposed to be linked to the Lower Terrace by a long flight of steps (a 'stramp' – or a ramp merged with a flight of steps; please refer to precedent images). The terrace shall be connected to the Northern Passage by a short flight of steps. A new retaining wall shall be required to preserve an existing tree; this south-facing wall shall be covered with vines and trained wall-fruit.



5. Upper Terrace



5. Upper Terrace; existing site



Above & top right; Further examples of paving from the Acropolis where trees are grown in the paving
Bottom right; Multi stem trees in terraces

5. Upper Terrace; precedent images



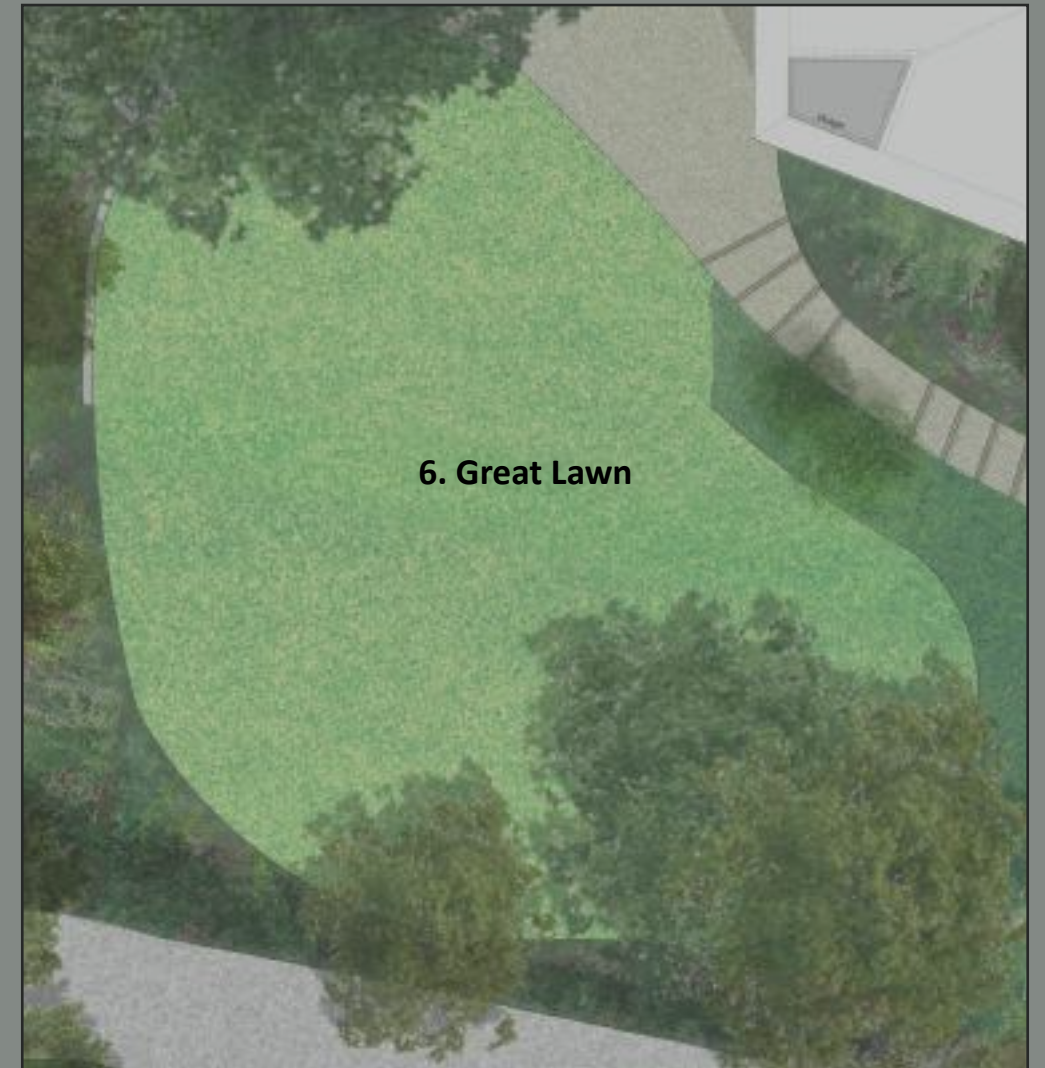
5. Upper Terrace; view across upper terrace

Description

This area lies at the highest part of the grounds and appears historically to have been reasonably flat. It was described in the early c20th as a 'full-sized Tennis Lawn', and later in 1933 as a 'kitchen and fruit garden with greenhouse' and as possessing 'a feeling of complete seclusion and air of restfulness'. A photograph of this area from c.1940 shows it as a large flat plain supplying unencumbered views looking east to the house.

Aims:

We propose to keep this area as a flat grassy expanse encompassed on three sides by an informal belt of shrubs and trees. We propose to reinstate the extensive panoramic views from the Great Lawn looking east and framed views to the house; we propose, however, to plant the reinstated 'slope' to the east with shrubs and long (meadow) grass with a view to recreating the nineteenth-century 'glade' that separated this elevated lawn from the lower terrace adjacent to the house.



6. Great Lawn



Left; Sales brochure, November 1966, archive image library, private collection
Right; The house from the garden in 1940 , source unknown

6. Great Lawn; Historic images



6. Great Lawn; existing site



Left; Lawn surrounded by shrubs and trees
Middle; 99 Frognal before the modern extension
Right; Lawn with mown edge to longer grass leading to a slope

6. Great Lawn; precedent images



6. Great Lawn; view across Great Lawn towards extension

Description:

This narrow passage traces the northern boundary of the grounds following the line of what was described in 1929 as the 100-yard long 'south[-facing] fruit wall'. It forms part of the pedestrian circuit that links all the various key areas of the grounds. The passage lies on the north side of the new dwelling and leads – via a flight of steps, and travelling clockwise - from the Great Lawn to the Kitchen Court, the Veg Garden and the North Court.

Aims:

The passage is proposed to be laid to self-binding gravel and the northern boundary wall shall be planted with a range of evergreen and deciduous climbing plants (including clematis, ivy, *Cissus striata*, *Vitis cignetiae*). Some parts of the Passage shall be lined with evergreen hedging (approx. 1m high)



7. Northern Passage



7. Northern Passage; existing site



7. Northern Passage

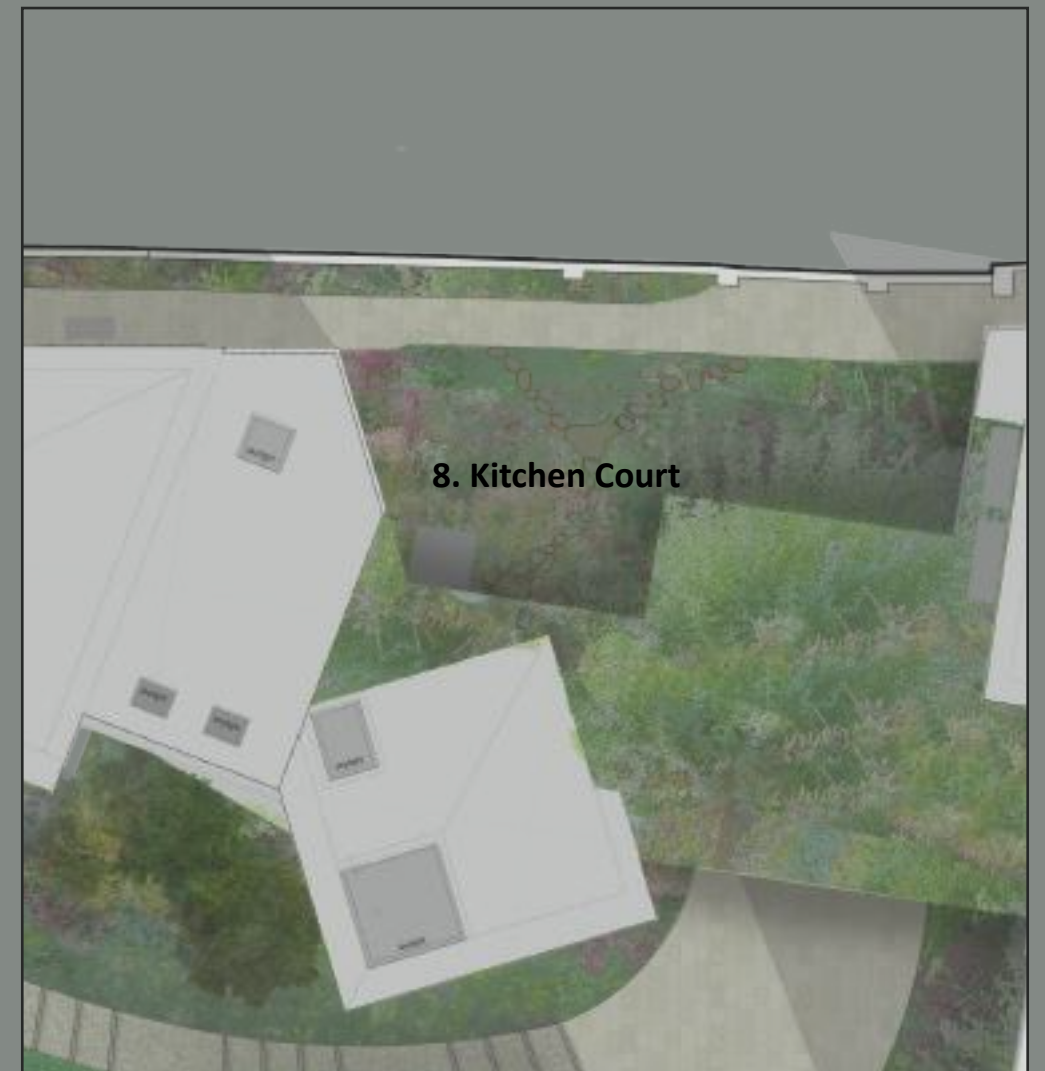
Description:

This area was formerly part of the productive gardens. It was built over in the mid-c20th.

Aims:

We propose to form a south-facing garden in this new courtyard. The garden shall be connected to the North Passage, and is proposed to be laid out in an informal manner with long grass, low-growing shrubs and a few small fruit trees – including cherry and crab-apple. The court will not be too densely planted as it is intended to let light into the new kitchen.

An informal flagstone path shall be created to link the kitchen to the Northern Passage.



8. Kitchen Court



8. Kitchen Court; existing site



Top; TLG project in North London
Left; Barragan House, Mexico City
Middle; Tahari Courtyard, Millburn, New Jersey
Right; The RCA, TLG

8. Kitchen Court; precedent images



8. Kitchen Court; view from kitchen into Kitchen Court

Description:

This area, which lies on a raised terrace to the north of the house and is overlooked by the neighbouring house to the north, has been a productive garden since at least the c19th. The garden is presently infested with Japanese knotweed (*Fallopia japonica*).

Aims:

The proposal here is to build two separate residential units underneath this garden, accessed via the North Court. The garden space above this will be used to create a rich green roof, punctuated by lightwells and open courtyards to bring light into the apartments below. No work can, however, be carried out here until the knotweed has been successfully eradicated.



9. Green Roof



9. Green Roof; existing site



9. Green Roof; precedent images

Description:

This area appears to have been used as a service court from at least the mid-c19th. Although originally accessible only by foot, it was linked to Frognaal in the early c20th with the creation of a service drive on the east side of the house. The establishment of this drive galvanised the creation of a new entrance on the east facade of the house (still extant) which became the de facto main entrance to the house.

The court – which is overlooked by existing stairwell of the house and the neighbouring property to the north – is presently paved and possesses very little planting.

Aim:

We propose to reconfigure this court with a view to creating space for new planting opportunities – ie introducing trees and shrubs along the north side of the building to supply the main house with greater privacy.

We propose to form some shallow beds along the east side of the house to plant climbing roses up the façade (this façade was formerly covered with climbing plants).

We also propose to install an intensive green roof system atop the garage (the roof of which is proposed to be redeveloped to accommodate this feature).



10. North Court



10. North Court; existing site



Above; examples of intensive green roofs

11. North Court; precedent images



11. North Court; view towards boot room entrance



The proposed development works and enhancements to the landscape will necessitate the removal of 4no existing trees. These removals will be mitigated through new tree planting across the landscape, including similar species to those lost. Landscape works will include the installation of many new trees which will ensure a net increase in tree coverage across the site.

- T17 - Lilac (category C) - small specimen, removed to facilitate new terrace layout
- T32 - Norway spruce (category C) - fair quality, removed to facilitate building works
- T35 - Plum (category C) - healthy yet unremarkable tree, removed to facilitate additional housing units

Tree Impact



The trees indicated on the adjacent plans show represent the key proposed trees, planted to carry out the following functions:

- 1 & 2 to provide screening from the road
- 3 & 4 to frame the upper lawn
- 5 & 6 to frame views from the dining terrace and as one ascends the stramp
- 7, 8 & 9 to accentuate the winding pathway.
- 10 to frame the building from the entrance.

It should be noted that this is not the full gamut of tree planting to take place within the landscape. Further tree planting will be explored as part of the next stage of the project.

Proposed tree planting

Typical Tree Maintenance Schedule

Scope:

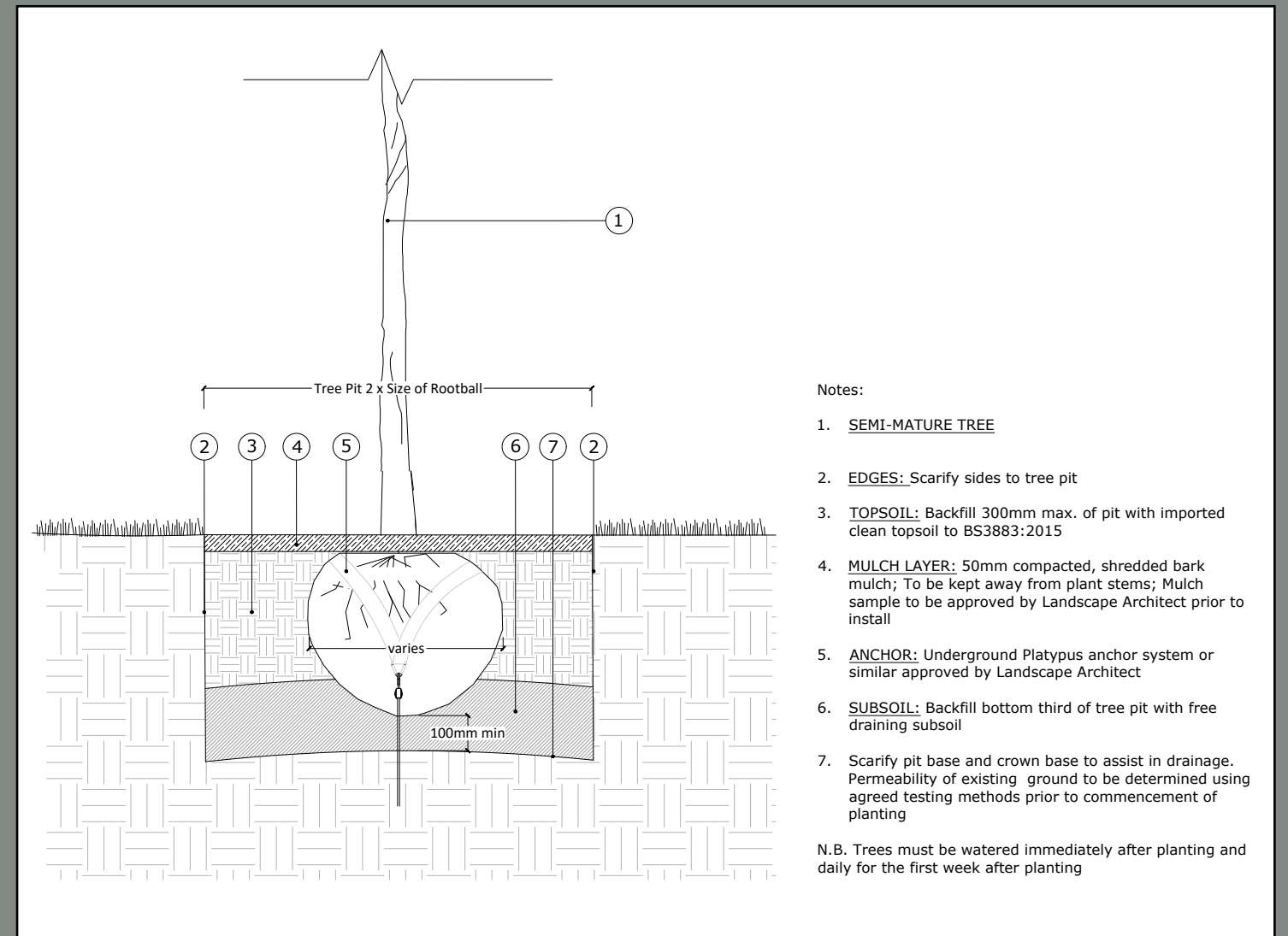
All newly planted and existing trees

Objectives:

- Proposed trees will include native and ornamental varieties, providing visual amenity, seasonal interest and enhancing the biodiversity of the garden
- Introducing new younger trees into the landscape will help diversify the age spread of trees and ensure long-term sustainability of the treescape
- Applying appropriate management and maintenance practices to existing tree stock will help safeguard the long-term health of the existing trees, protect the new built development and protect existing valuable habitat for the future

Maintenance:

- Pruning shall be limited to the minimum necessary to maintain good form and vigour and to remove dead, diseased or dying branches. This work will conform to BS3998. All cuttings will be removed from site
- Tree supports/stakes are to be regularly inspected and adjusted or replaced if necessary. Tree supports shall be removed selectively from trees which establish and flourish. This will normally take place in year 4 or 5
- In dry periods, trees are to be watered as necessary to maintain healthy growth
- The trees are to be assessed on an annual basis and the above maintenance operations carried out as necessary
- In spring, mesh/spiral guards will be checked and secured and any defective guards replaced. In years 3-4 mesh/spiral guards and tree shelters will be removed
- Weed clearance: a 0.6m diameter circle around each tree will be kept weed-free by weeding in late spring, mid-summer and late summer
- Fertiliser & Mulching: bone-meal or organic fertiliser will be applied around base of trees each spring and specimen trees in grass will be re-mulched



Typical Tree Pit Detail

Typical Tree Installation and Management