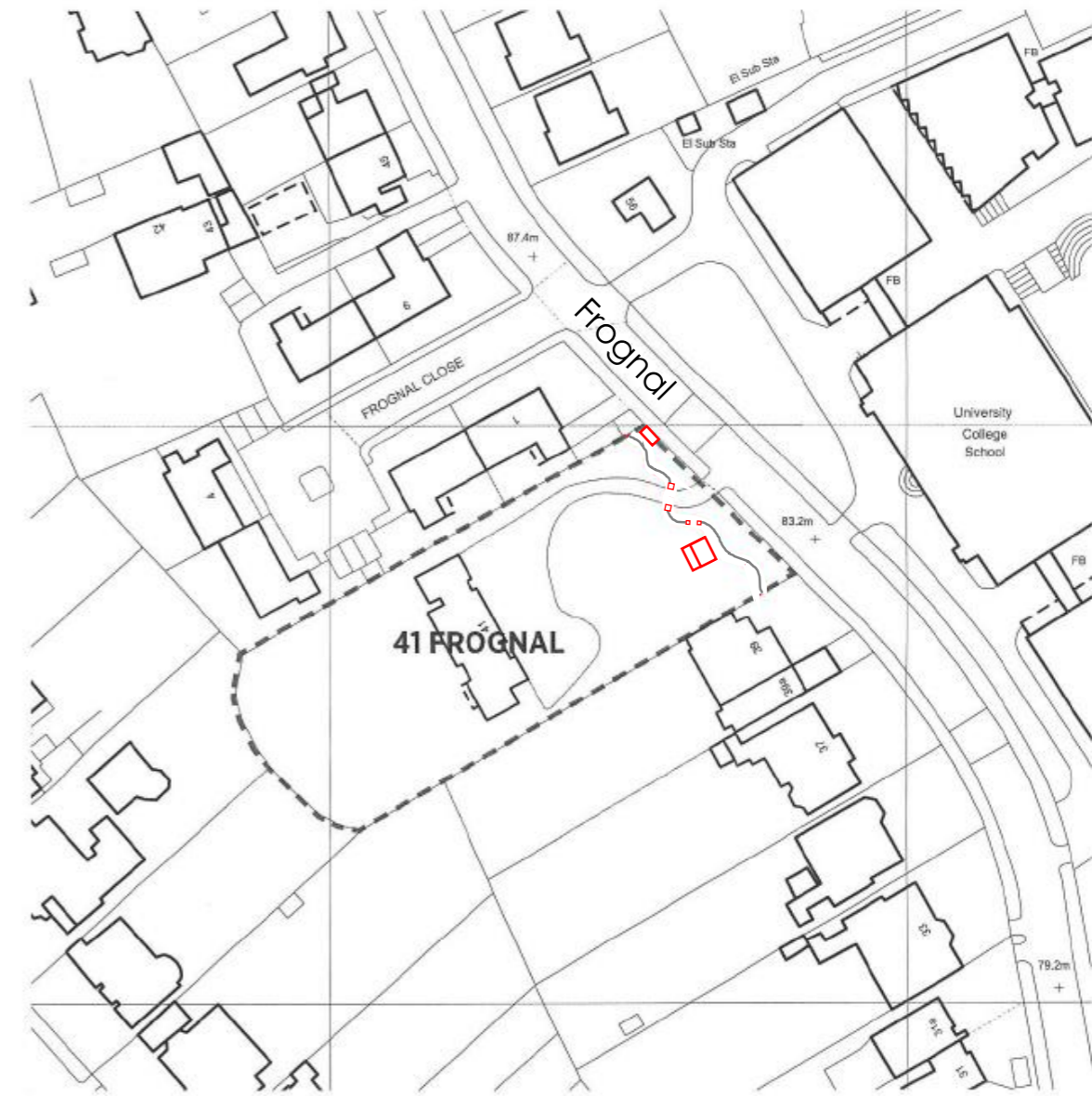


Proposed Garden Structures
Planning Submission
14 February 2019

41 Frognal
BOWLES & WYER
A Landscape Company

This application is for the following structures located in the garden of 41 Frognal:

- A sunken timber-clad Garden Outbuilding with green roof which will be hidden from the road by a 1.8m high fence(permitted development), and screen planting both new and existing.
- A brick and timber binstore at the northern end of the front boundary of the site
- Four brick gate piers 2.2m and 2.1m high at the driveway and pedestrian entrances to the site respectively.
- Supporting information is provided in the following pages



Location Plan

1:1250 at A3 Showing Proposed Garden Structures - Garden Outbuilding, Gate Piers and Binstore.

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Plan showing proposed front garden treatment

1:100 at A3 Please see next page for annotation

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Proposed sunken timber-clad Garden Outbuilding with green roof, screened from the road by permitted 1.8m high vertical timber boundary fence and new shrub planting in between. The large existing mature Ivy will add to the screening.

Height of Outbuilding as shown on architects drawings – varies according to ground level.

A new 2m high wall screens the entrance to the Outbuilding from the garden and provides an important backdrop to the proposed sculptural feature in front of it. Vertical timber cladding will help the Outbuilding blend in with the proposed boundary fence and gates.

The Outbuilding has been carefully located to be outside the root protection zones of the existing trees.

Vertical timber fin fence 1.8m high (permitted development)

Specimen shrub planting, both evergreen and deciduous, provide visual and seasonal interest along front boundary, creating a new understorey habitat to the existing tree belt and thereby increasing biodiversity. New groundcover and bulb planting will add to the habitat mosaic and further increase biodiversity and visual interest. Species chosen reference the period of the original building, while incorporating contemporary elements and providing food sources for pollinators, birds and invertebrates.

New sculptural feature in front of a timber-clad backdrop wall 2m high



Existing beech tree retained

Proposed specimen shrub planting

Proposed binstore location. Binstore is at pavement level and is accessible from the road – see separate detail.

Existing large Hollies retained either side of driveway. They provide valuable structure, screening and wildlife habitat.

Low brick wall to be rebuilt with brick coping to replace concrete one

Gate piers: It has been confirmed that 2m high gate piers benefit from permitted development. Permission is now being sought for taller piers which would create a more pleasing aesthetic and look more proportionate to the proposed fence. Proposed new height of gate piers to be 2.2m high (driveway gates) and 2.1m high (pedestrian gates).

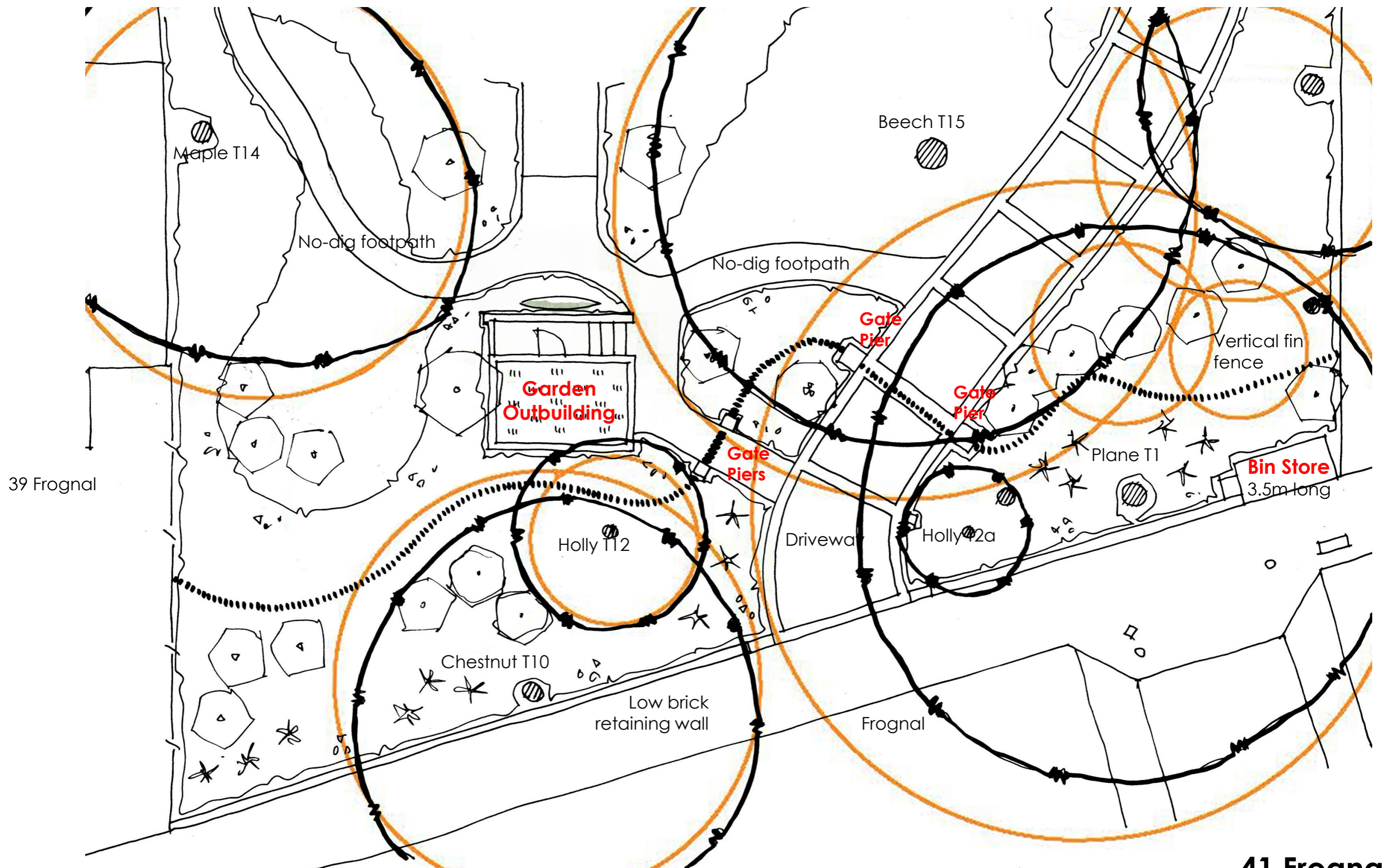
Driveway and footpaths to be permeable resin-bound gravel (with natural stone edging and bands to driveway) over a permeable sub-base. Footpaths within rootzones to be no-dig construction. New driveway follows the alignment of existing tarmac driveway.

Plan showing proposed front garden treatment with annotation (NTS)

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Plan showing root protection zones of existing trees to be retained in relation to the proposed garden outbuilding, gate piers and binstore.

The fence posts will use non-invasive foundations such as screw piles to avoid root damage. The binstore will require a hand-dug excavation of 300-500mm to bring the base level down to pavement level. The base will be a permeable material over permeable subbase over a load-dispersing geotextile

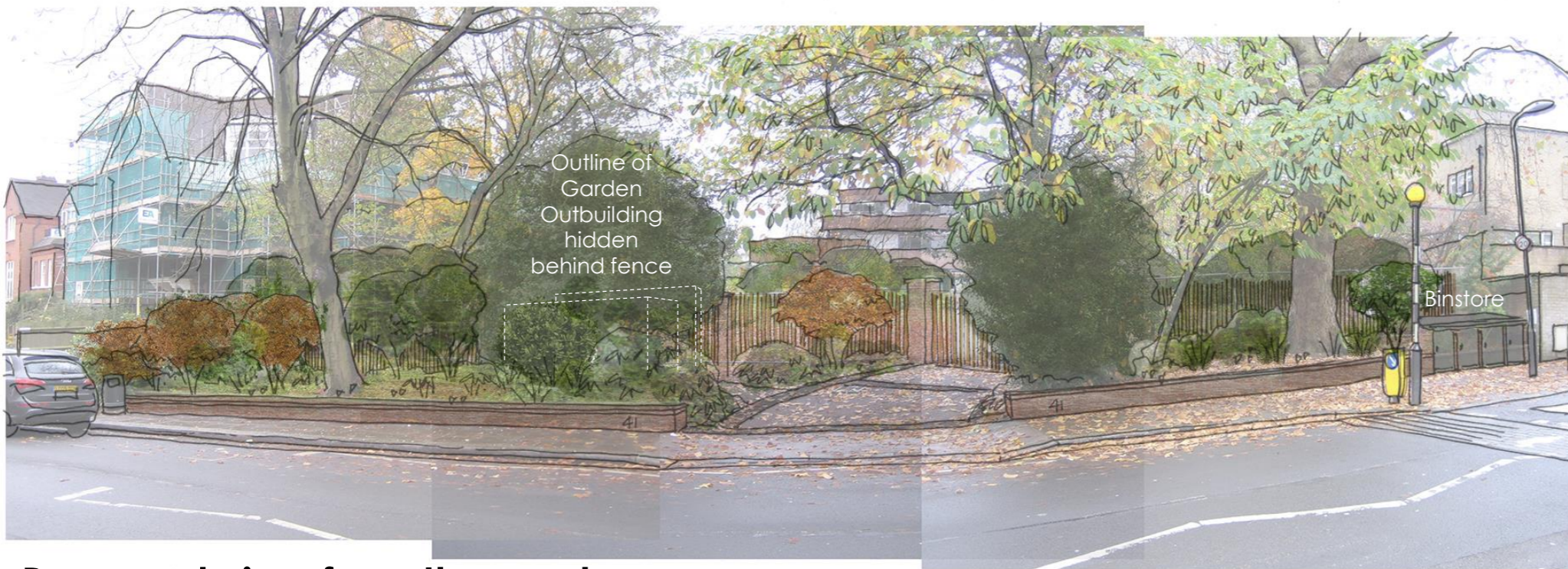
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Existing view from road (prior to construction)



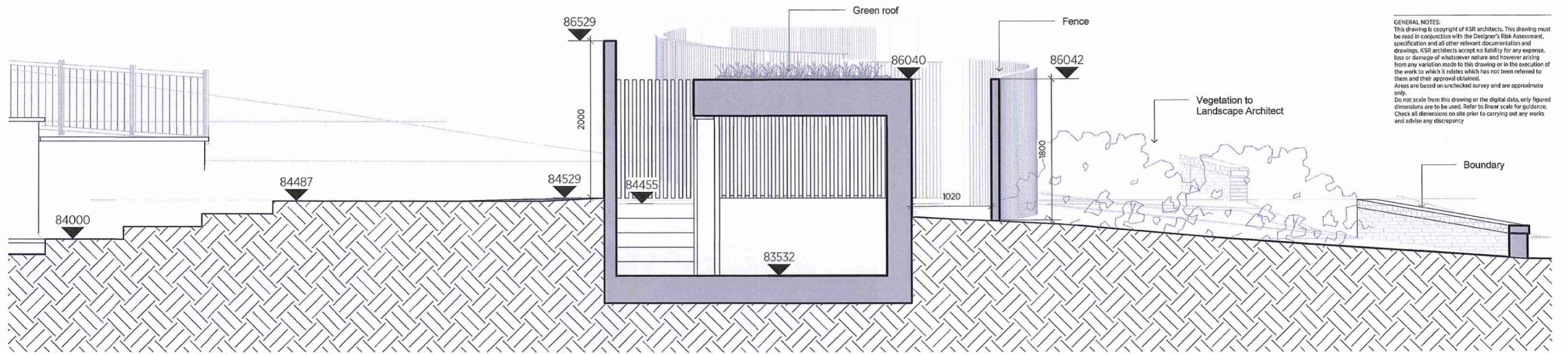
Proposed view from the road

showing approximate location of new sunken Garden Outbuilding (dashed white outline) which would not be visible as it is screened by the permitted 1.8m high boundary fencing between it and the road. This view also shows the new bin store (far right of frontage), and new gate piers at heights of 2.1m (pedestrian gates) and 2.2m (driveway gates) to the permitted front boundary fence. Existing trees and mature hollies retained and enhanced with new deciduous and evergreen shrub planting (deciduous shrubs shown in autumn colour).

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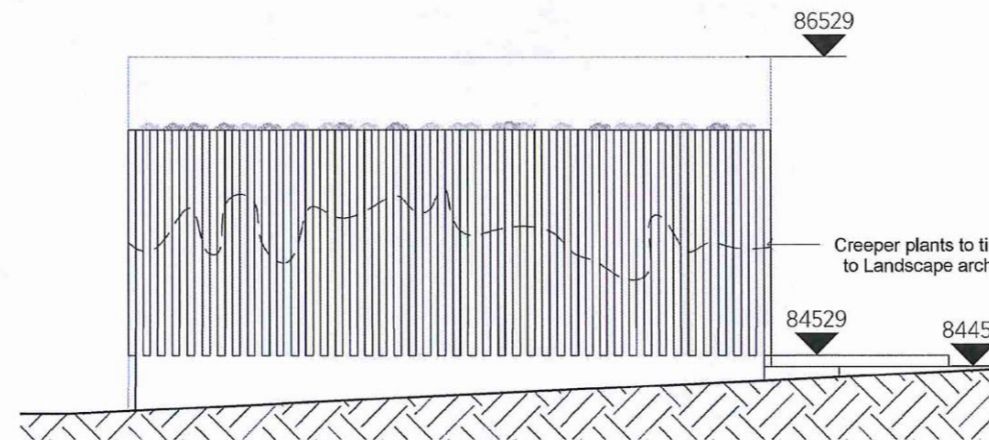
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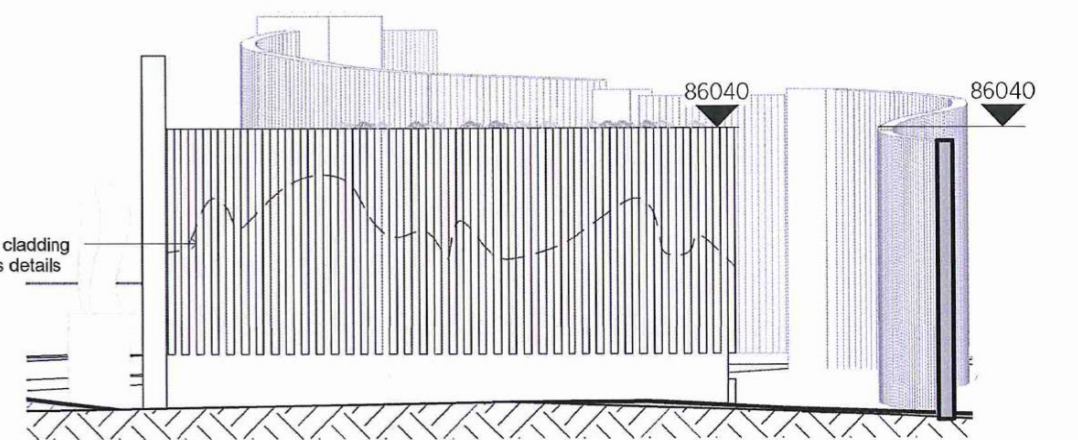


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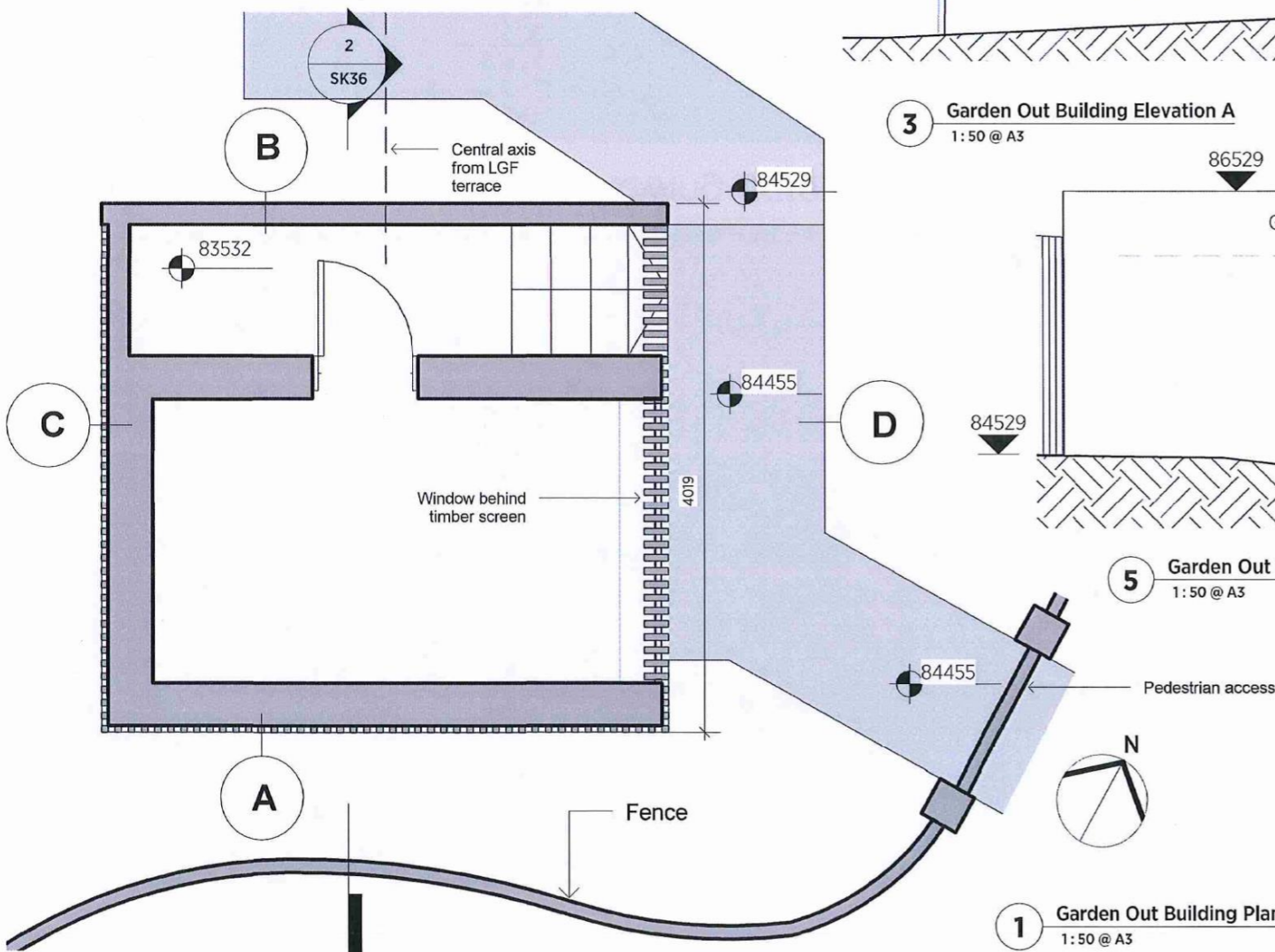
2 Garden Out Building Section
 1: 50 @ A3



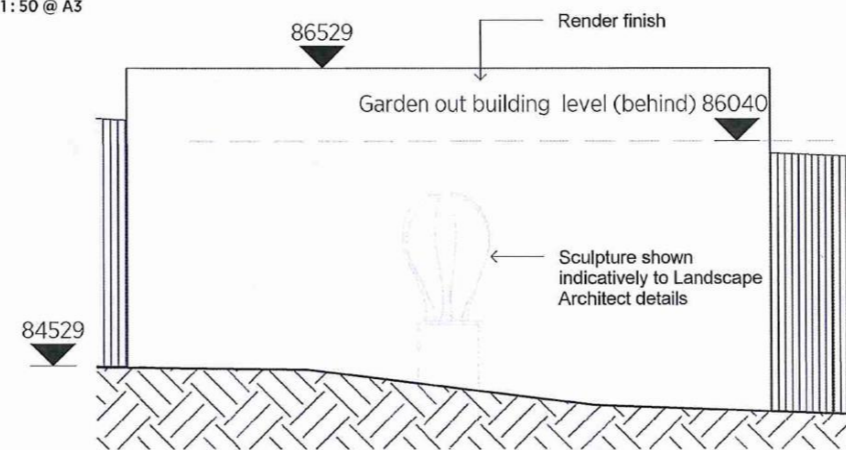
3 Garden Out Building Elevation A
 1: 50 @ A3



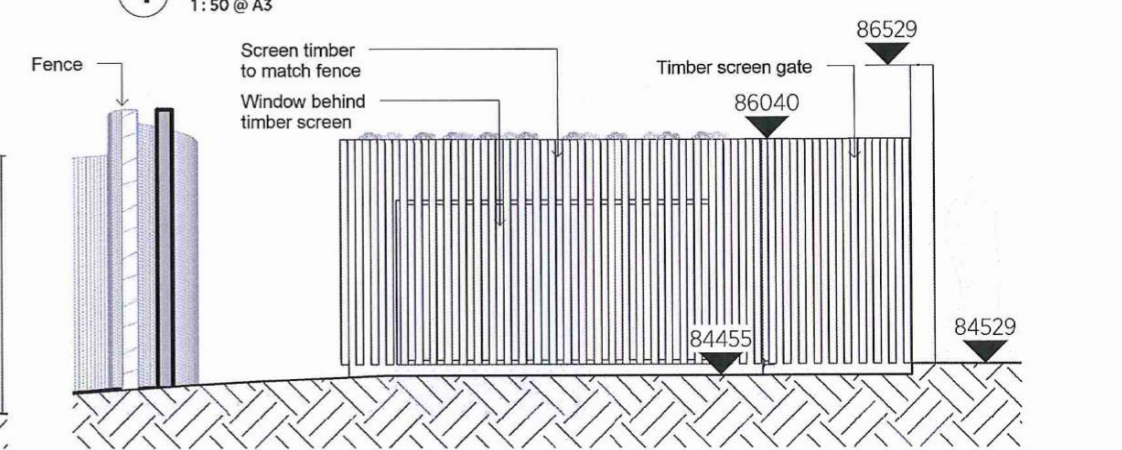
4 Garden Out Building Elevation C
 1: 50 @ A3



1 Garden Out Building Plan
 1: 50 @ A3



5 Garden Out Building Elevation B
 1: 50 @ A3



6 Garden Out Building Elevation D
 1: 50 @ A3



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41 FROGNAL
 Garden Out Building

Date:	10/12/17	Status:	
Scale:	1: 50	© KSR Architects	
Project Ref:	14044	Drawing No:	SK36
		Revision:	

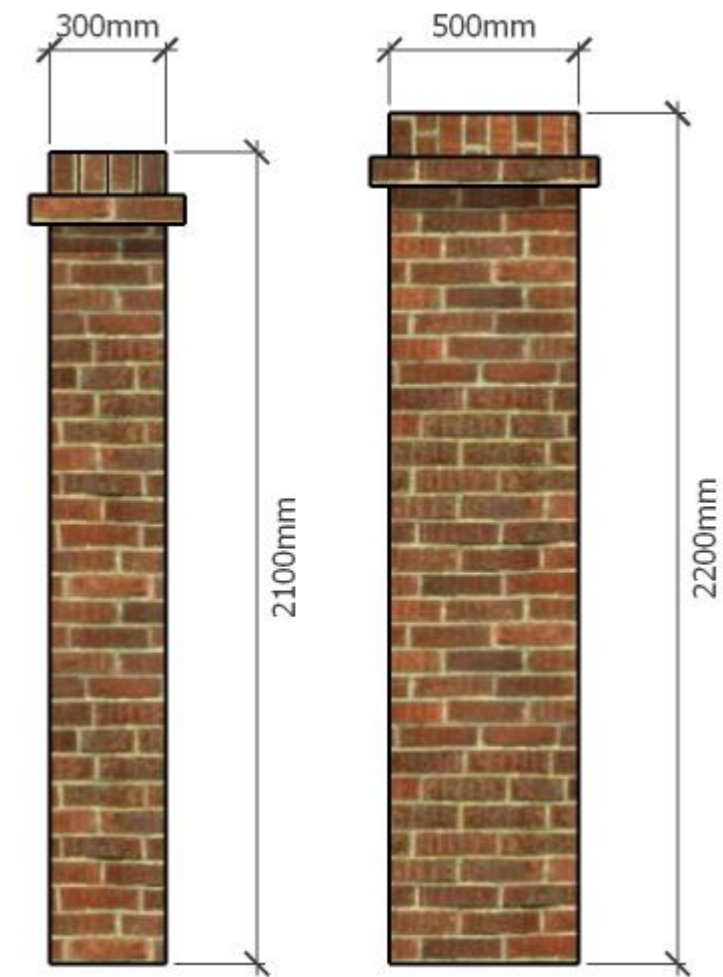


Front boundary fence design showing gate piers (driveway right and pedestrian left)



Front boundary fence design showing pedestrian gate piers (centre)

Schematic design showing gate piers at 2.1m and 2.2m high
for pedestrian gate and driveway gate respectively. The permitted fence is 1.8m high.



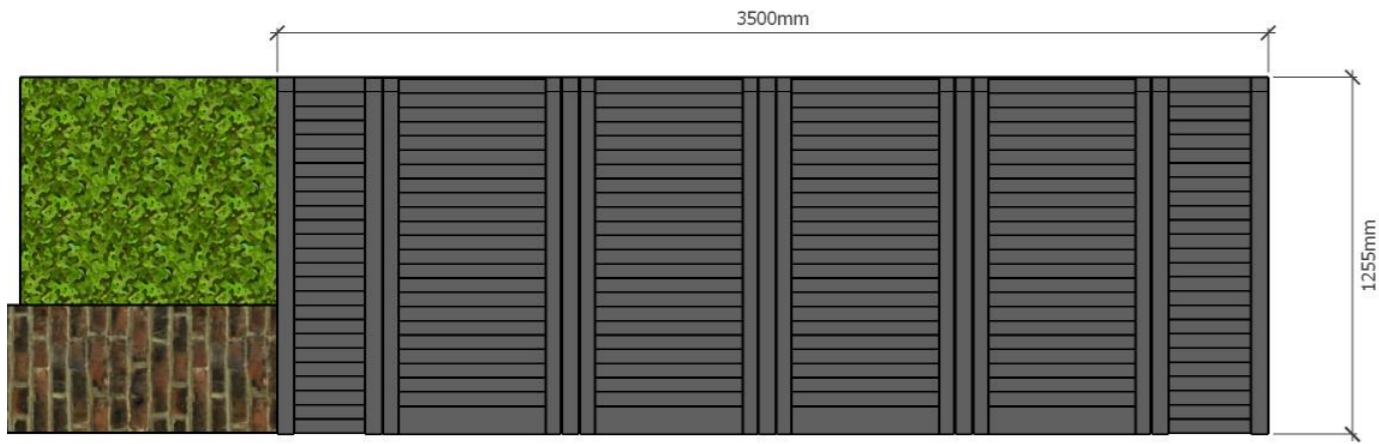
Driveway gate brick piers 2.2m above finished ground level.

Pedestrian gate brick piers 2.1m above finished ground level.

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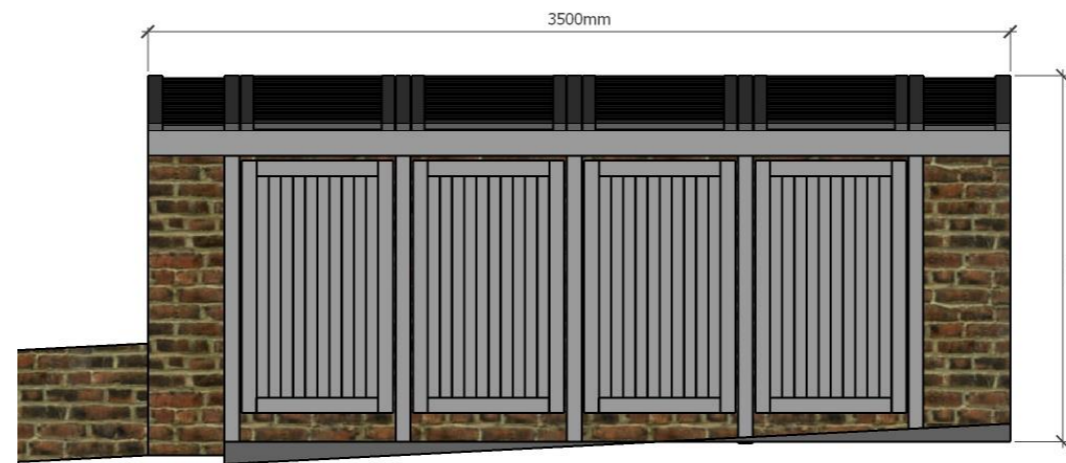
Plan View



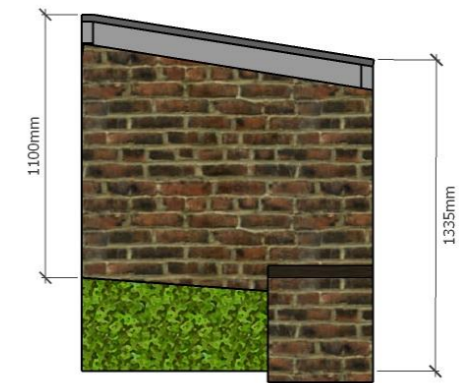
Panorama showing binstore location



Perspective



Front Elevation



Side Elevation

Design for Proposed Bin Store

Showing brick structure with timber doors opening onto the pavement, and timber lids opening from street. Brick to match low retaining wall.

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