

# BOWLES & WYER

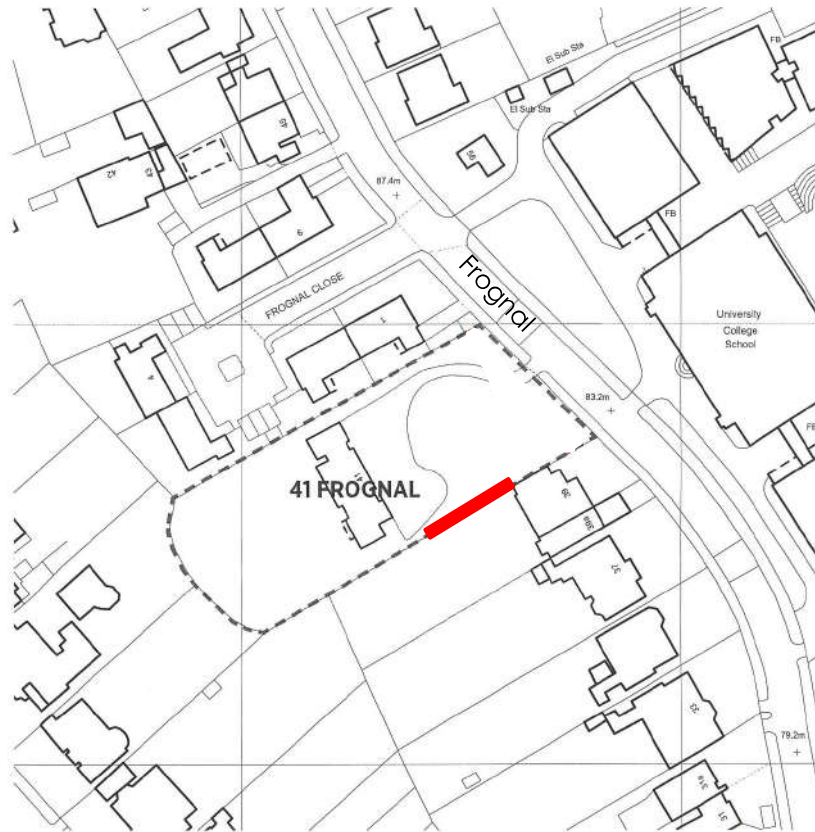
Retaining Wall at 41 Frognal  
(southern boundary) RevA

**PREPARED FOR**  
Barrie Tankel Partnership

**SERVICES**  
Planning Submission

**PROJECT**  
2160

**DATE**  
20200923



## Location Plan

**1:1250 at A3** Showing Proposed Retaining Wall in red.

## Southern Boundary Retaining Wall revised, 41 Frogнал

### Landscape Report for Planning

This application is for a retaining wall, located on part of the southern boundary of 41 Frogнал.

The retaining wall is to retain the ground at 41 Frogнал which is higher than the ground level on the neighbouring plot, at 39 Frogнал.

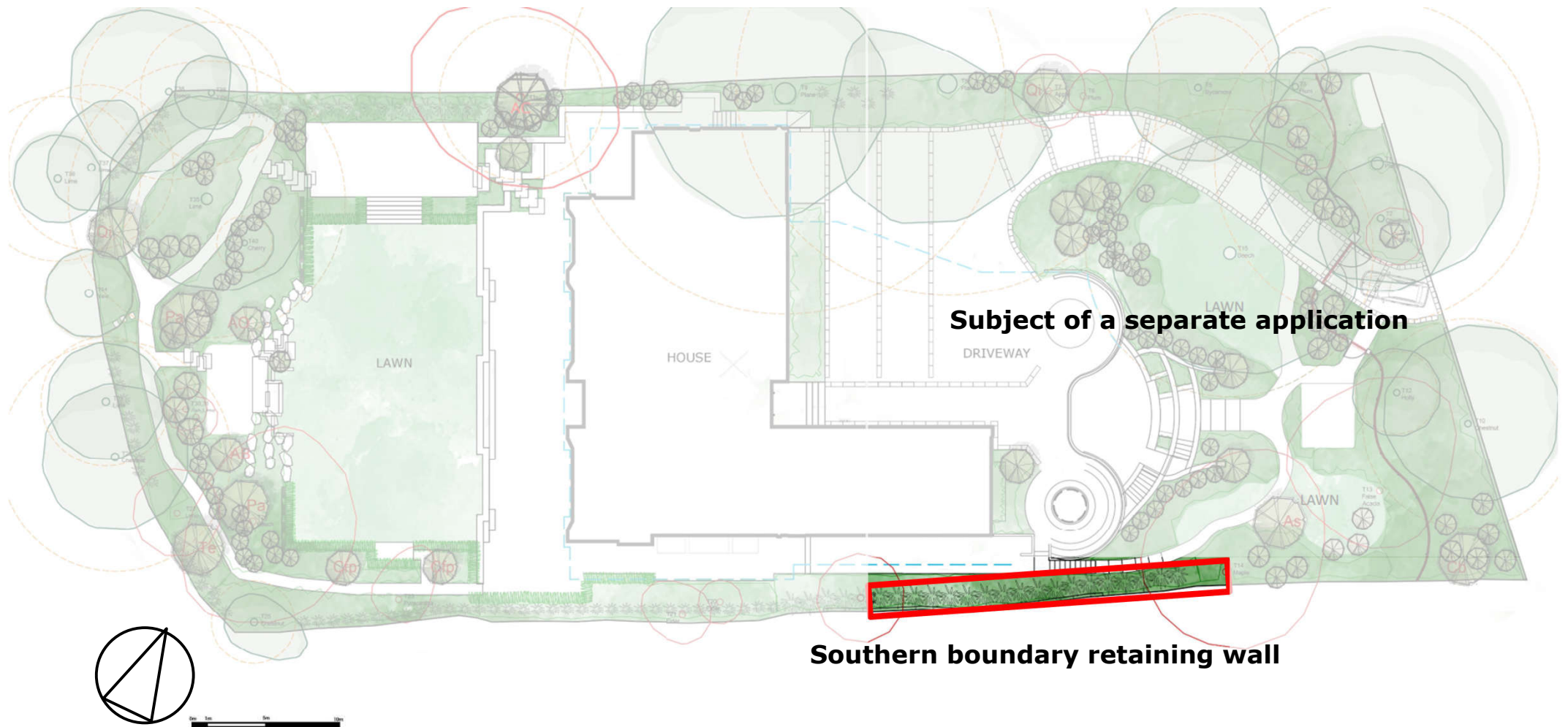
The proposed retaining wall will be topped by a 2m high timber panel fence to prevent overlooking from 41 Frogнал into the garden of 39.

**In response to objections to the height of the proposed retaining wall and fence from residents of 39 Frogнал, the height of the wall and fence have been substantially reduced (by 200-790mm) so the top of the new stepped fence is on average 385mm above the line of original sloping boundary fence.**

The elevation of the retaining wall to 39 Frogнал will be faced with vertical feather-edge timber cladding. The existing shrubs in the border adjacent to the boundary will help to soften the structure visually and provide some screening.

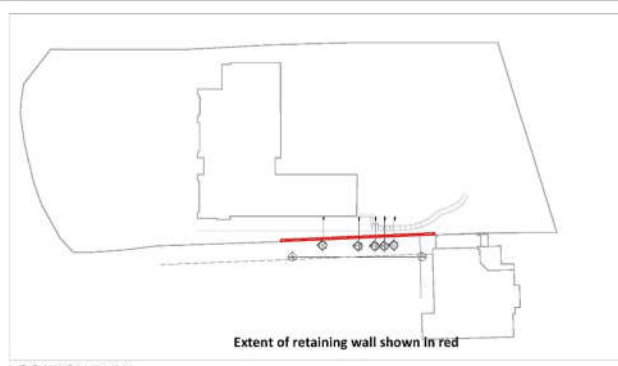
The retaining wall will not be visible from the road or public footpath.

**41 Frogнал**

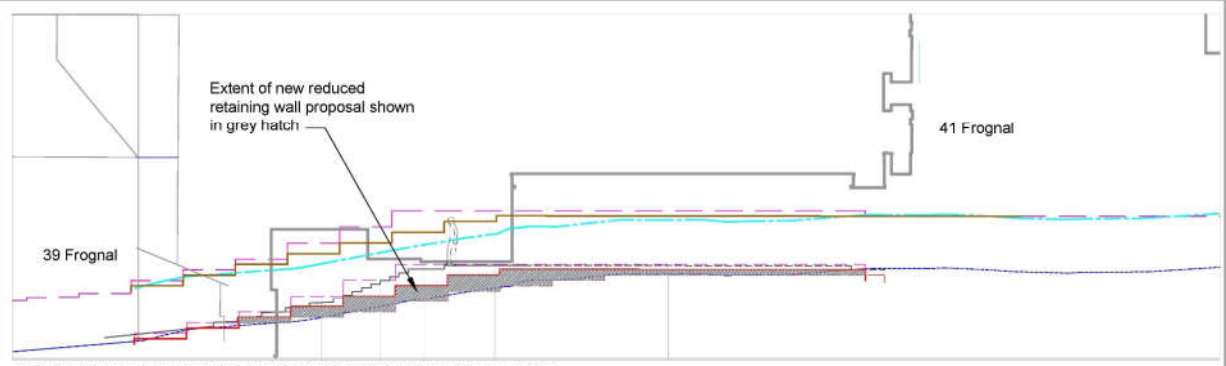


**Context plan showing location of the retaining wall within the garden at 41 Frognal.**

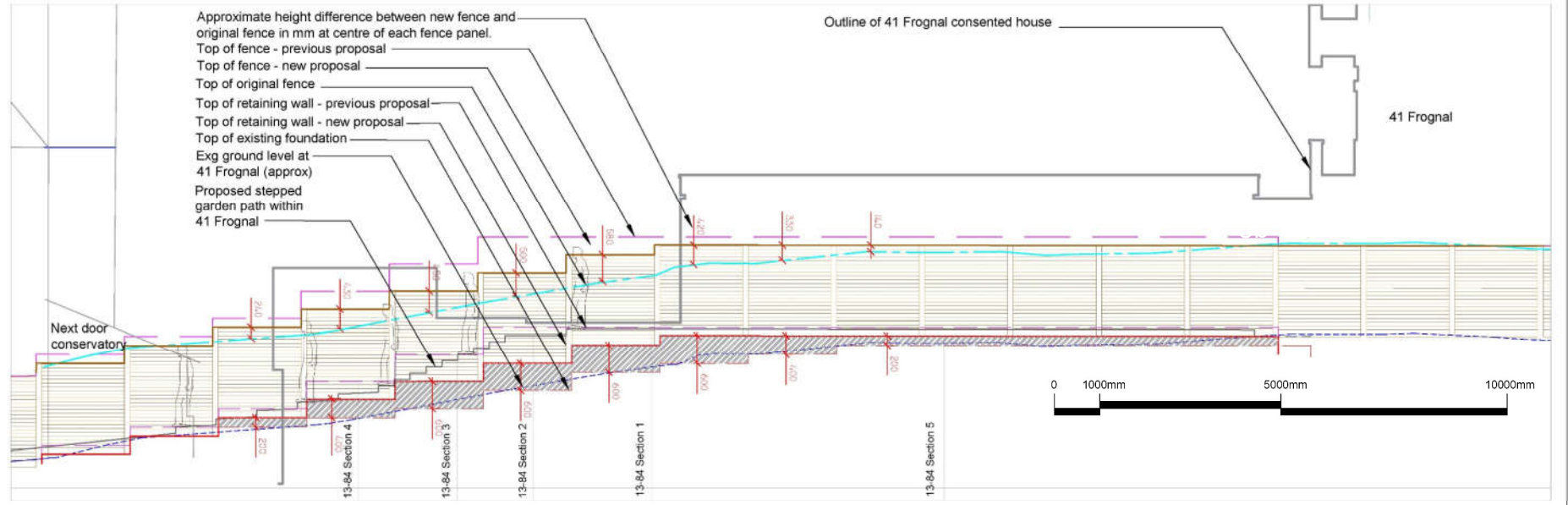
Note that the wall will not be seen from the road as it is well behind the front boundary fence



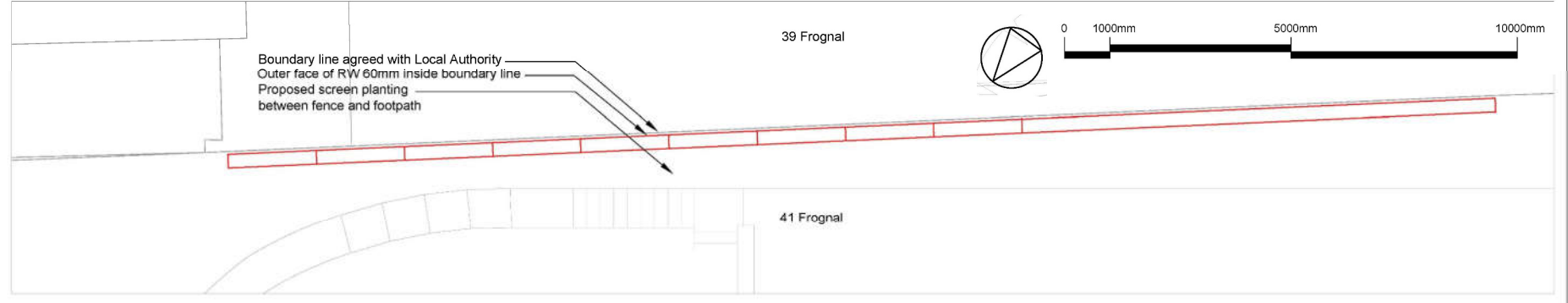
LOCATION PLAN



SECTIONAL ELEVATION SHOWING PROPOSED RETAINING WALL 1:100



ELEVATION OF PROPOSED RETAINING WALL AND FENCE FROM 41 FROGNAL 1:50



PLAN SHOWING PROPOSED RETAINING WALL 1:50 AT A1

**Index**

1. Refer to specifications with all relevant Activities, Enginering & design codes & standards & specifications
2. All dimensions are in millimetres unless otherwise stated & are subject to checking on site prior to installation or marking of ground.
3. All dimensions are in millimetres unless otherwise stated & are subject to checking on site prior to installation or marking of ground.
4. This drawing is for the purpose of planning & other consent applications where relevant.

**Key**

- to ground level
- Approximate top of previous boundary fence (2m above parking (3), 41-41)
- Top of boundary fence - previous proposal
- Top of boundary fence - new proposal
- Top of existing foundation
- Top of retaining wall - previous proposal
- Top of proposed retaining wall to support new boundary fence - new proposal
- Original ground level of boundary (1:1 scale)
- Proposed retaining wall to support new boundary fence - new proposal
- Proposed level of steps inside garden of 41 Frogal
- Proposed 2m high screen timber panel fence on 41 Frogal side

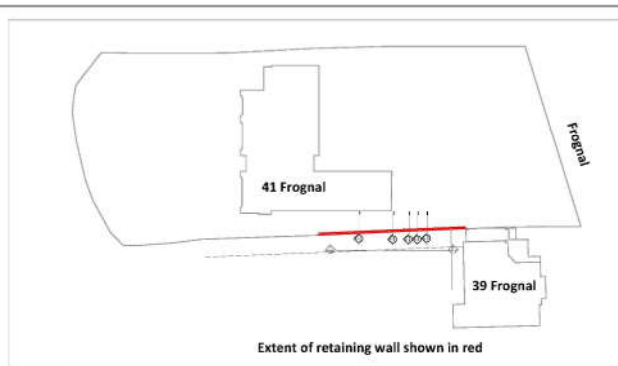
# 41 Frogal

B 21.09.20 VW/W/W Height of RW & fence reduced by 200-790mm  
 A 05.03.20 VW/W/W Test amended, hatch amended  
 Orig 30.10.19 VW/W/W n/a  
 rev date by c/w scales

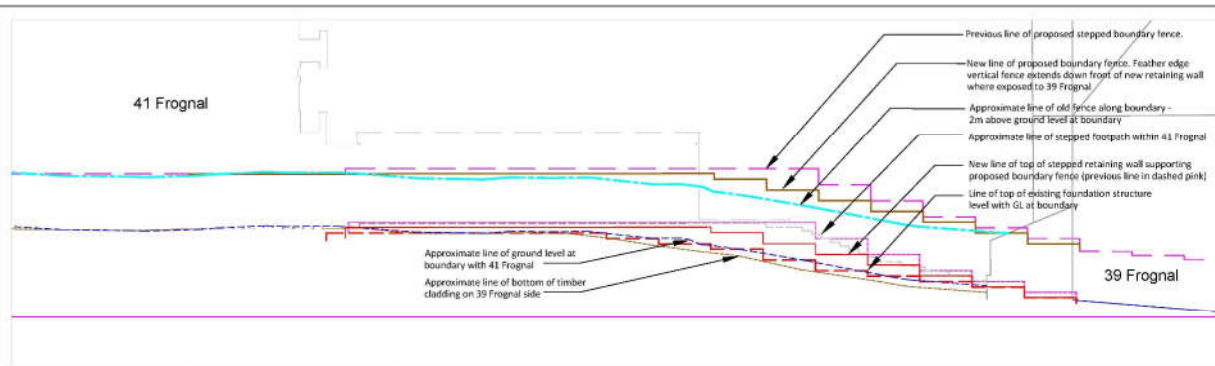
**BOWLES & WYER**

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project title		
41 Frogal		
drawing		
Proposed South Boundary Retaining Wall		
job number	drawing number	revision
2160	2160-P-85	B
status		
PLANNING		
scale as shown		

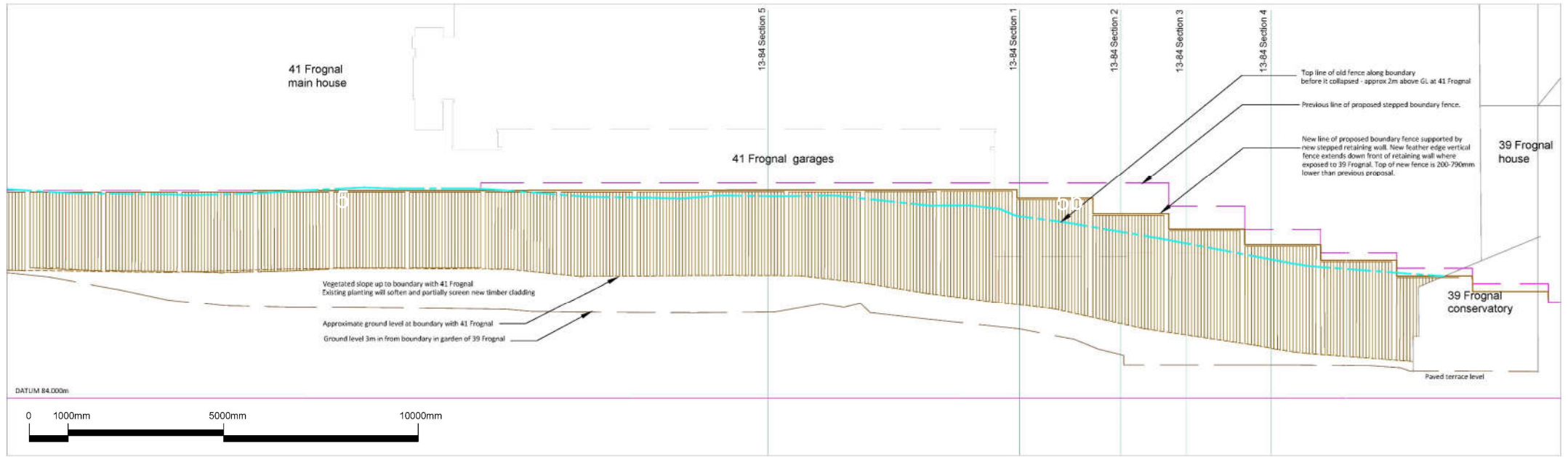


SITE PLAN

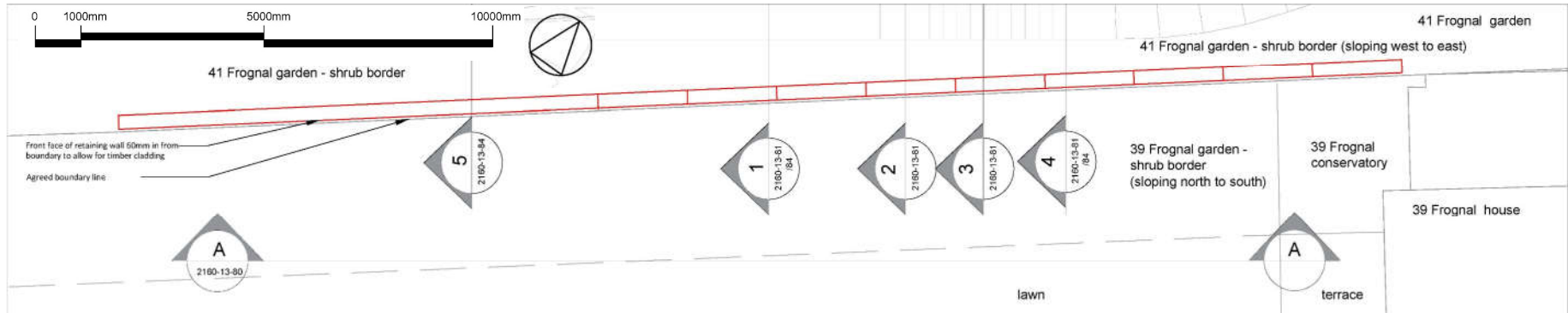


ELEVATION SHOWING EXISTING AND PROPOSED SOUTH BOUNDARY TREATMENT 1:100@A1

- NOTES
1. Read in conjunction with all relevant Architectural, Engineering & Design team drawings & specifications
  2. Any discrepancies shall be drawn to the attention of the lead consultant in writing
  3. All dimensions are in millimetres unless otherwise stated (i.e. an indication of a length in metres will be in red)
  4. This drawing is the responsibility of Bowles & Wyer (and other consultants where relevant)
- KEY
- Approximate ground level 2m from the boundary in neighbouring plot (not 3m)
  - Proposed 2m high feather edge fence on 39 Froggal side (supported by proposed retaining wall). Feather edge cladding to proposed retaining wall to extend down to ground level.
  - Approximate top of proposed boundary fence (2m above existing GL at A1)
  - Top of boundary fence - previous proposal
  - Top of boundary fence - new proposal
  - Top of existing foundation
  - Top of retaining wall - previous proposal
  - Top of proposed retaining wall to support new boundary fence - new proposal
  - Original ground level at boundary (11 sides)



ELEVATION A-A SHOWING EXTENT OF PROPOSED RETAINING WALL AND FENCE ALONG BOUNDARY WITH 41 FROGGAL 1:50@A1



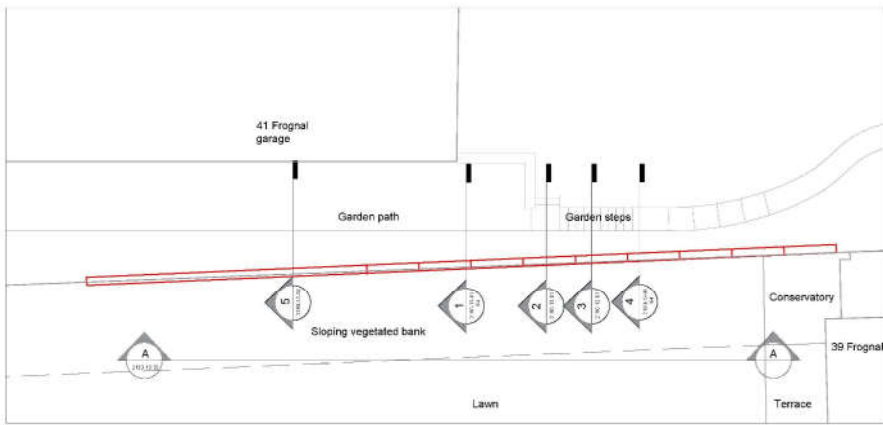
PLAN SHOWING LOCATION OF NEW RETAINING WALL 1:50 @ A1

# 41 Froggal

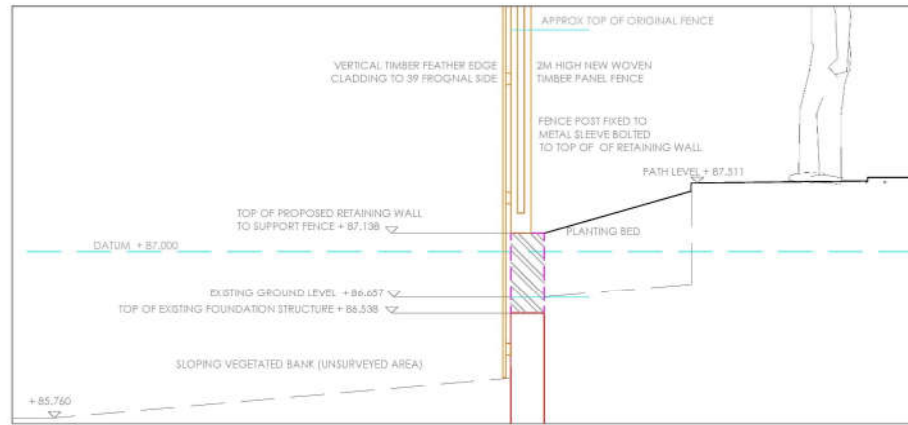
B 21.09.20 VW/WW Height of RW & fence reduced by 200-790mm  
 A 05.03.2020 VW JW text amended, hatch removed  
 Orig. 30.10.2019 VW JW n/a  
 rev desc by vsk n/a

**BOWLES & WYER**  
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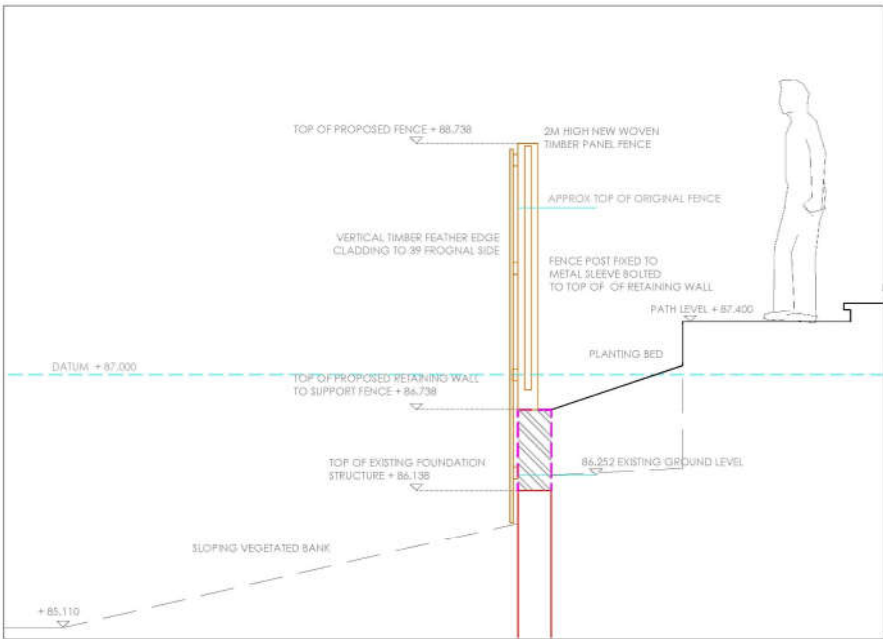
project file		
41 Froggal		
drawing		
South Boundary Retaining Wall as viewed from 39 Froggal		
job number	drawing number	revision
2160	2160-P-80	B
status		
PLANNING		
scale as shown		



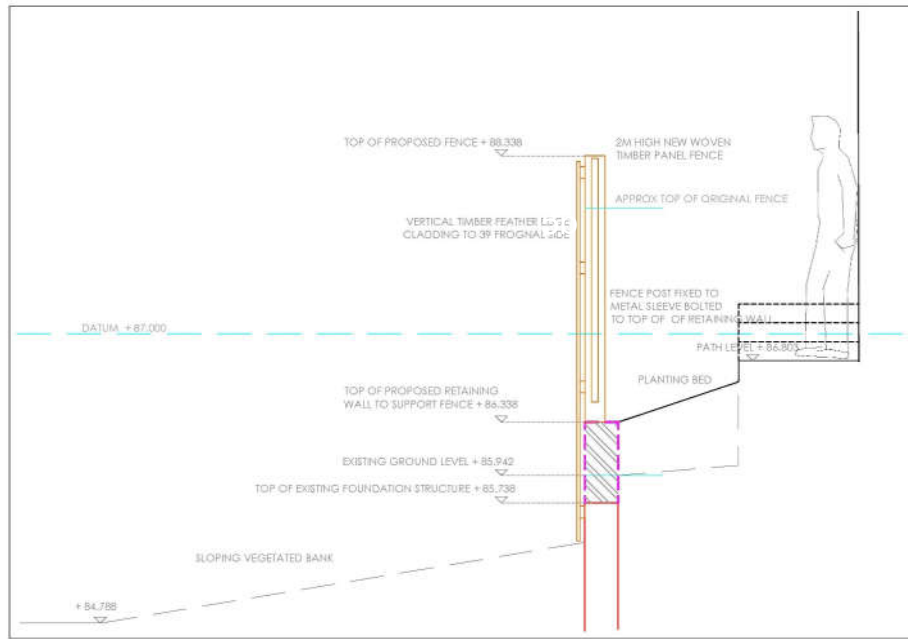
LOCATION PLAN 1:100



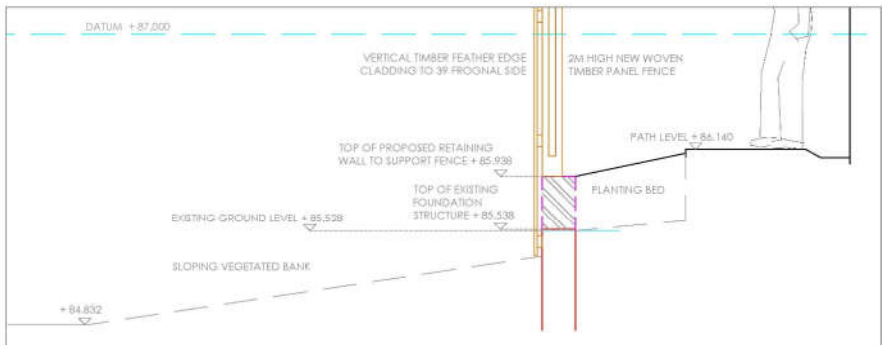
SECTION 1 1:20@A1



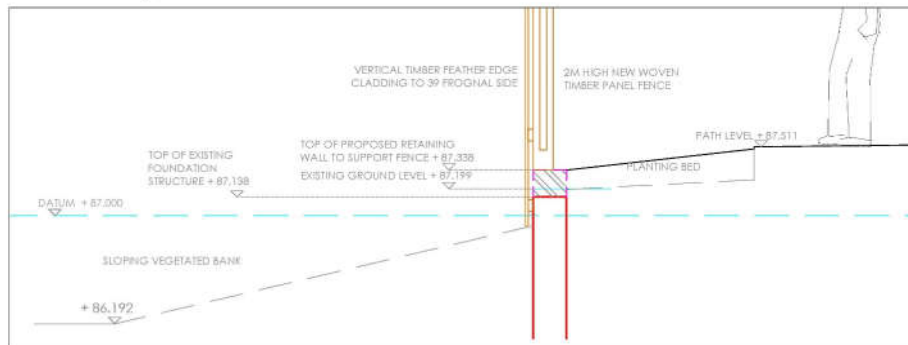
SECTION 2 1:20 @A1



SECTION 3 1:20@A1



SECTION 4 1:20@A1



SECTION 5 1:20@A1

NOTES  
1. All work to be done in accordance with the relevant Building Regulations and other applicable legislation.  
2. All dimensions are in millimetres unless otherwise stated.  
3. All dimensions are to the centre line of the wall unless otherwise stated.  
4. This drawing is the property of Bowles & Wyer and other construction documents referenced.

KEY

# 41 Frognal

B 21.09.20 VW/JW Height of RW & fence reduced by 200-890mm  
A 04.03.2020 VW JW notes amended, original fence shown  
Orig 30.10.2019 VW JW n/s  
rev date by ch notes

## BOWLES & WYER

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PROJECT NO		
41 Frognal		
DRAWING		
Proposed Retaining wall and fence section		
job number	drawing number	revision
2160	2160-P-84	B
DATE		
PLANNING		
SCALE		
as shown		



**Timber treatments:  
Southern Boundary Retaining Wall**

Top image shows the woven timber fence treatment situated on top of the new retaining wall, as viewed from 41 Frognal.

Bottom image shows the vertical feather edge timber cladding treatment proposed to face the retaining wall as viewed from 39 Frognal.



**41 Frognal**

An aerial photograph of a terraced landscape, likely a rice paddy field, showing a winding road and a small building. The terrain is characterized by numerous curved, parallel terraces that create a rhythmic pattern across the scene. The colors are a mix of earthy browns, tans, and greys, suggesting different soil types or stages of cultivation. A single road winds through the terraces, and a small, dark-roofed building is visible in the lower right quadrant. The overall composition is dynamic due to the curved lines of the terraces.

Landscapes  
since 1993