

# BOWLES & WYER

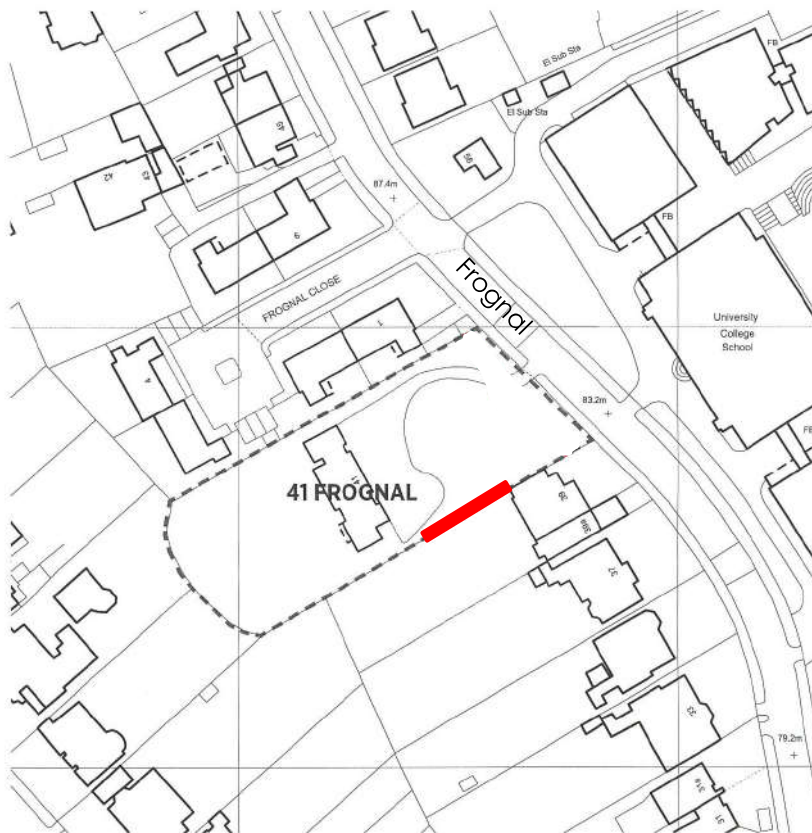
Retaining Wall at 41 Frognal  
(southern boundary) RevB

**PREPARED FOR**  
Barrie Tankel Partnership

**SERVICES**  
Planning Submission

<b>PROJECT</b>	<b>DATE</b>
2160	20210106





## Location Plan

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

Southern Boundary Retaining Wall  
revised, 41 Frognaal

## Landscape Report for Planning

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

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

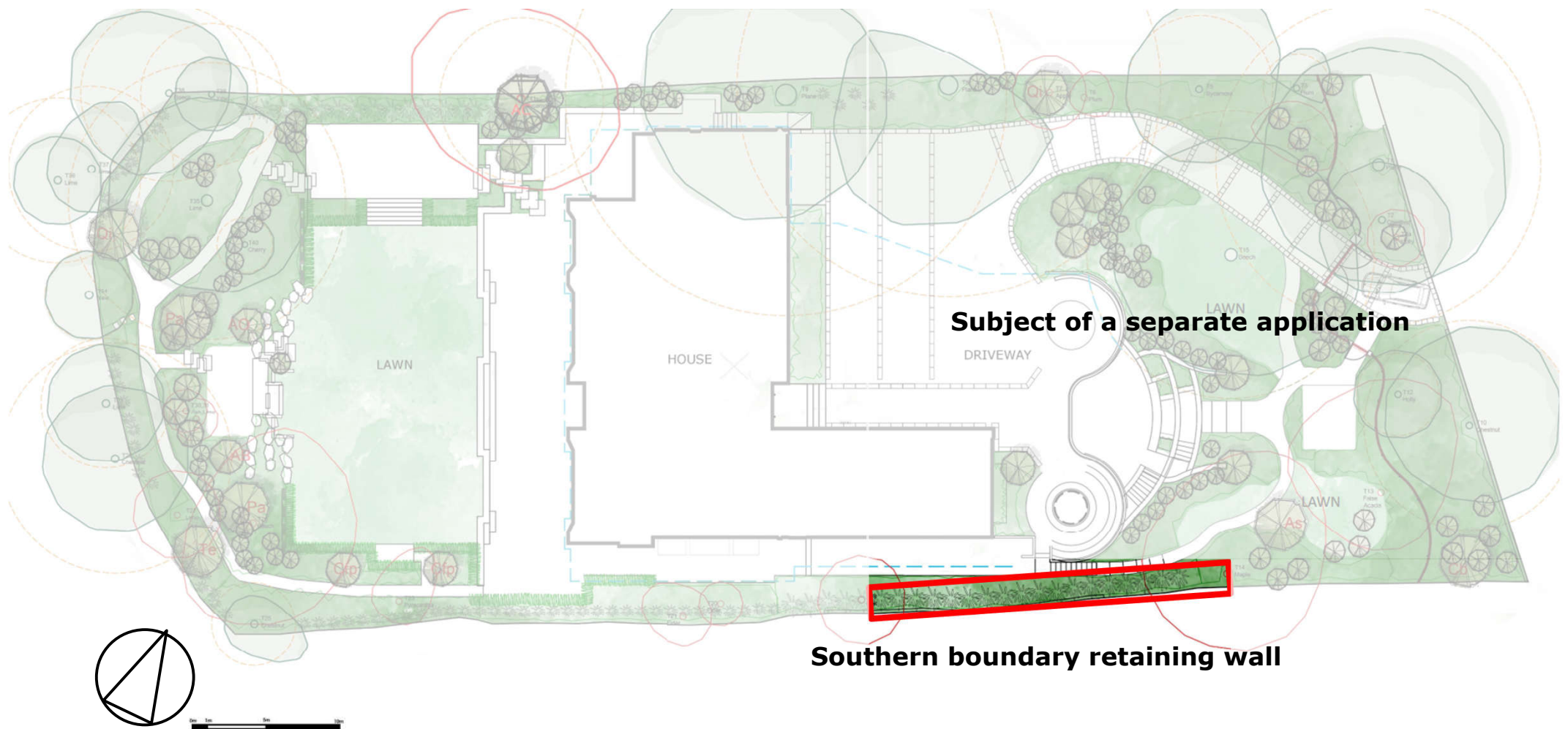
The proposed retaining wall will be topped by a 2m high timber panel fence to prevent overlooking from 41 Frognaal into the garden of 39.

**In response to comments from the Planning Officer we have amended the height of the proposed fence in align with his recommendations.**

The elevation of the retaining wall to 39 Frognaal 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.

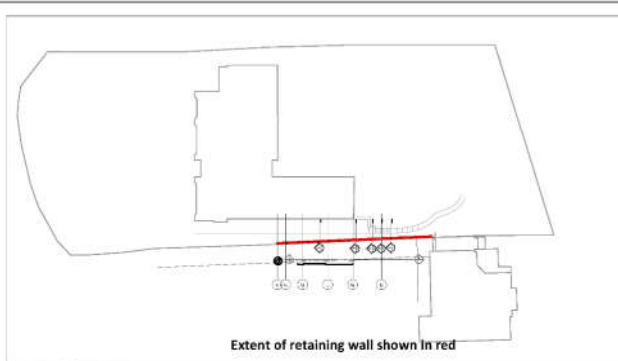
**41 Frognaal**



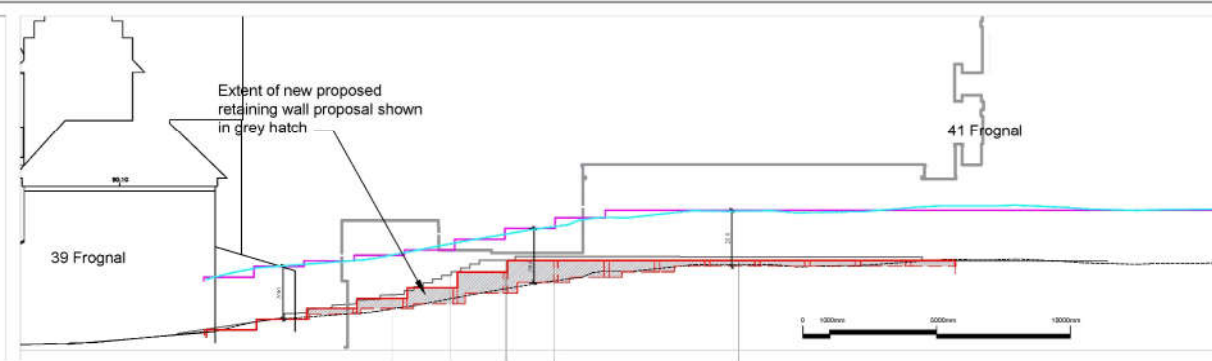
**Context plan showing location of the retaining wall within the garden at 41 Frognal.**

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

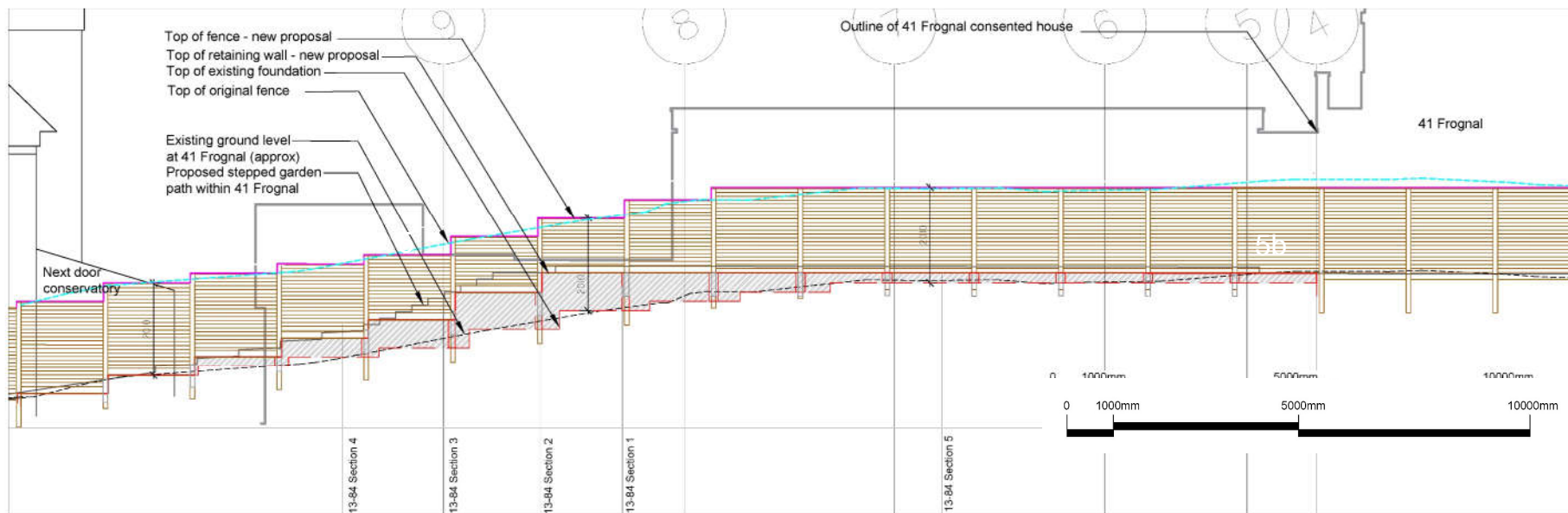
**41 Frognal**



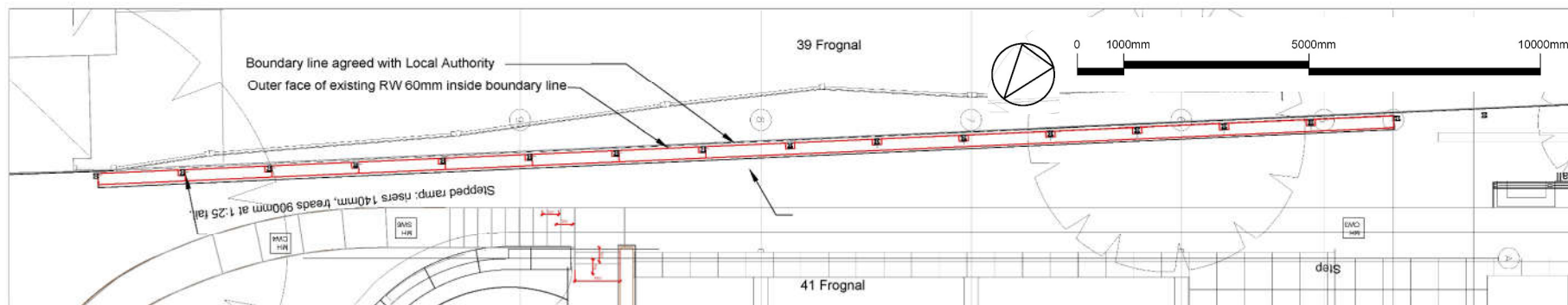
LOCATION PLAN



SECTIONAL ELEVATION SHOWING PROPOSED RETAINING WALL 1:100



ELEVATION OF PROPOSED RETAINING WALL AND FENCE FROM 41 FROGNA1 1:50



PLAN SHOWING PROPOSED RETAINING WALL 1:50 AT A1

NOTES

1. Refer to correspondence with all relevant Authorities, Engineers & design team drawings & specifications.
2. Any dimensions not shown to the extent of the local council and in writing.
3. All dimensions are to be effective unless otherwise stated & are subject to checking on site prior to construction or setting out.
4. This drawing is the property of Bowles & Wyer (and other companies where relevant).

KEY

—	Top of boundary fence - new proposal
- - -	Top of existing foundation
—	Top of original boundary fence - approx
—	Top of proposed retaining wall to support new boundary fence - new proposal
- - -	Original ground level at boundary (41 side)
—	Proposed retaining wall to support new boundary fence - new proposal
- - -	Finished level of steps inside garden (41 Frogna1)
—	Proposed 2m high woven timber panel fence on 41 Frogna1 side

## 41 Frogna1

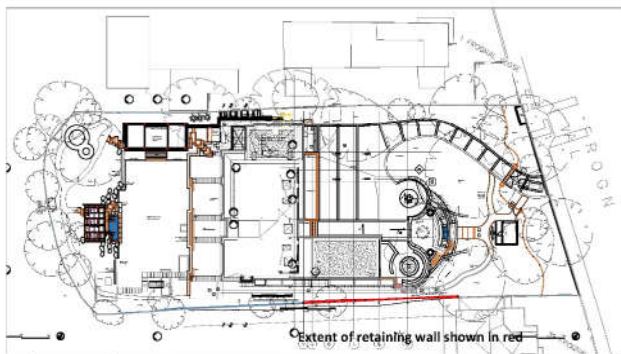
© 04.01.21 VW/JW fence type issued in line with planning officer's recommendation  
 B 21.09.20 VW/JW Height of RW & fence reduced by 200-790mm  
 A 05.03.20 VW/JW Text amended, hatch amended  
 Orig 30.10.19 VW/JW n/a  
 rev. date by rrb notes

**BOWLES & WYER**

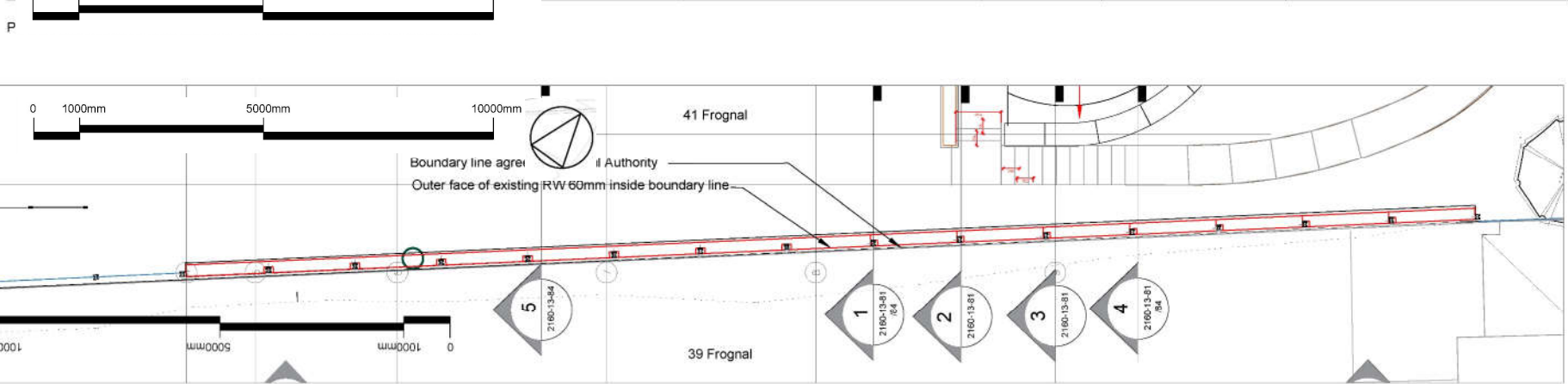
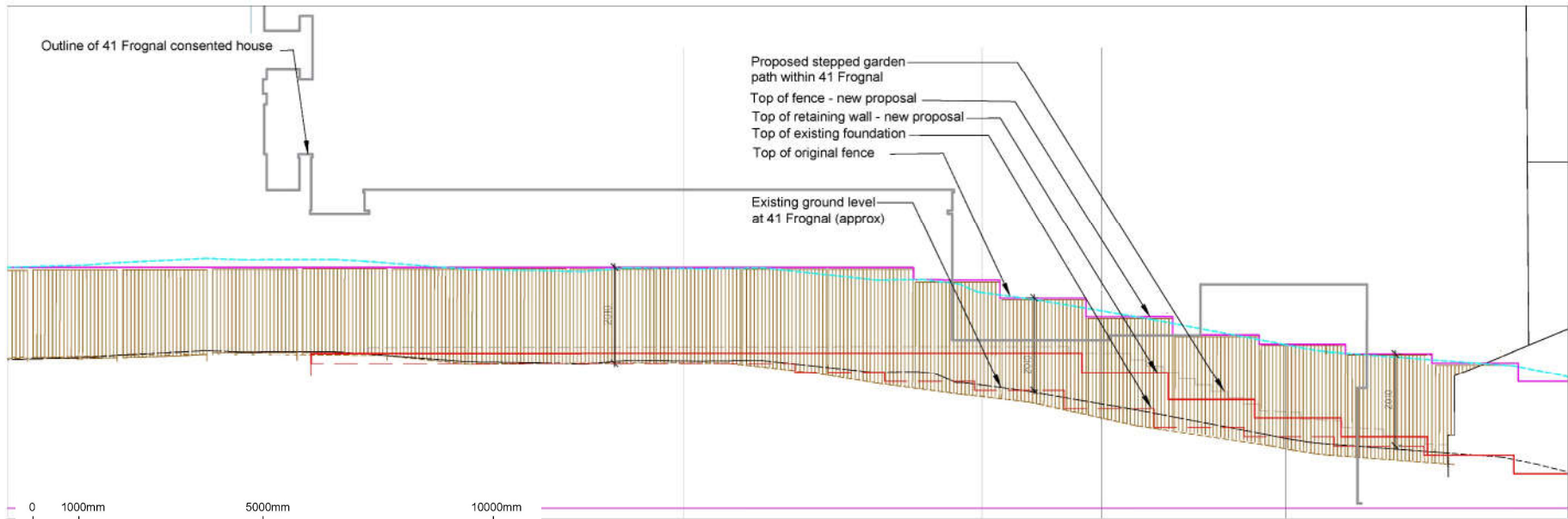
5 Williams Court, Tunnel Way, Pinner, No. Leighton Buzzard, LU7 9GJ  
 Tel: 01296 662459 Fax: 01296 663999 Email: admin@bowleswyer.co.uk

41 Frogna1		
Proposed South Boundary Retaining Wall ph2		
job number	drawing number	version
2160	2160-P-85	C
status		
PLANNING		
scale as shown		





PROPERTY BOUNDARY TREATMENT PLAN



PLAN SHOWING PROPOSED RETAINING WALL 1:50 AT A1

- NOTES
1. Refer to specification with all relevant Architects, Engineers & Design team drawings & specifications
  2. Any discrepancies must be drawn to the attention of the local council and in writing.
  3. All dimensions are to the external surface unless otherwise stated & are subject to checking on site prior to construction or existing circumstances.
  4. This drawing is the property of Bowles & Wyer (and other consultants where referenced)
- KEY
- Approximate ground level 1m from the boundary at neighbouring plot (this 1M)
  - Proposed 2m high feather edge fence on 23 Frognal side (supported by proposed retaining wall). Feather edged chalking to proposed existing wall to extend down to ground level.
  - Top of boundary fence - new proposal
  - Top of existing foundation
  - Top of original boundary fence - approx

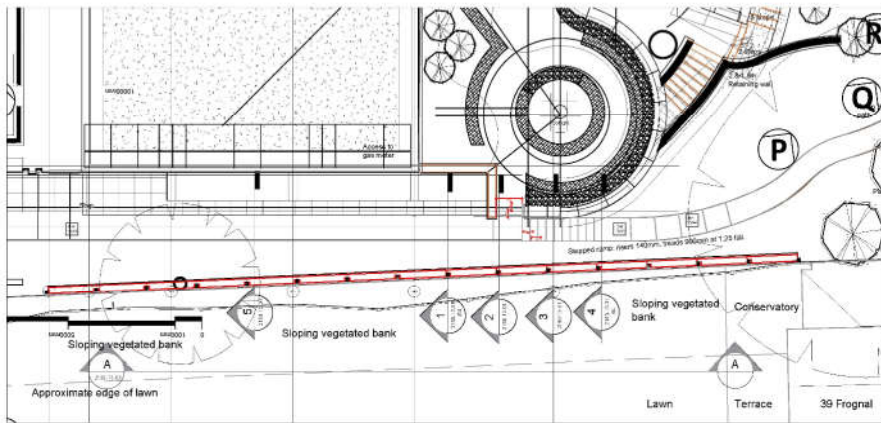
# 41 Frognal

C 04.01.2021 VW/JW Height of fence revised to align with planning officer's recommendations  
 B 21.09.2020 VW/JW Height of RW & fence reduced by 200-750mm  
 A 05.03.2020 VW JW Text amended hatch removed  
 Orig 30.10.2017 MSL JFW n/s  
 rev date by chb msl

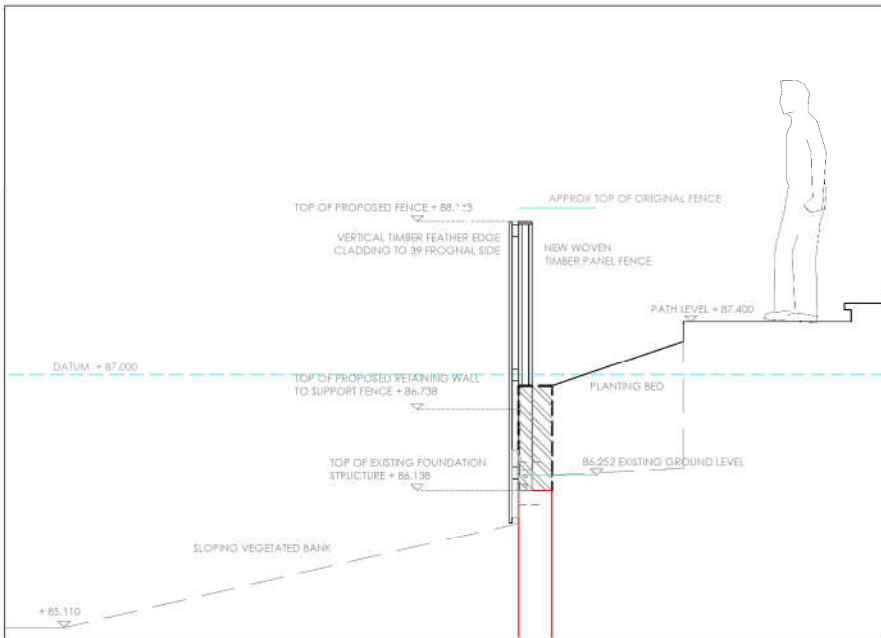
## BOWLES & WYER

5 Williams Court, Tunnel Way, Pinner, No. Leighton Buzzard, LU7 9GJ  
 Tel: 01296 662439 Fax: 01296 663999 Email: admin@bowleswyer.co.uk

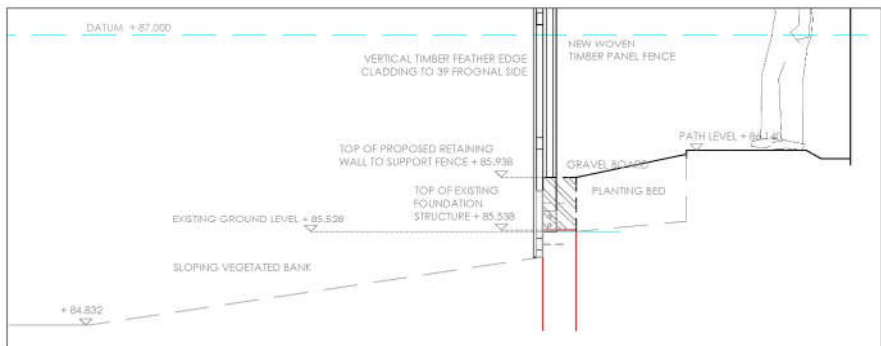
project file		
41 Frognal		
drawing		
South Boundary Fence from 39 Frognal		
job number	drawing number	revision
2160	2160-P-80	C
status		
PLANNING		
scale Scales vary @ A1		



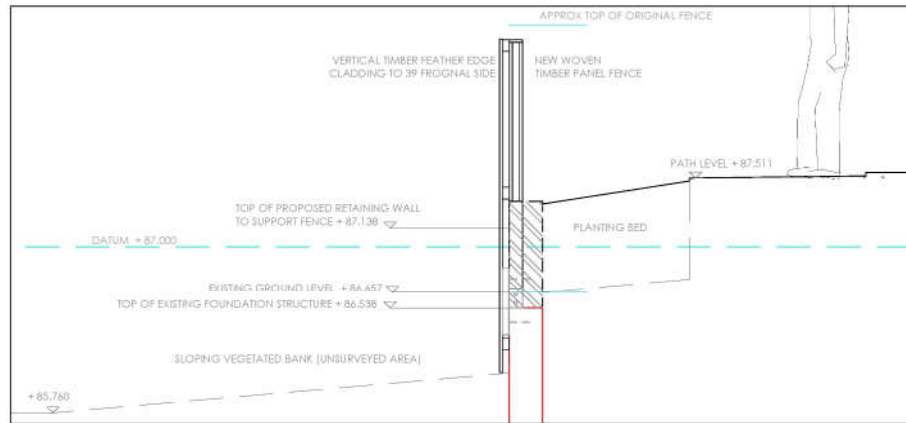
LOCATION PLAN 1:100



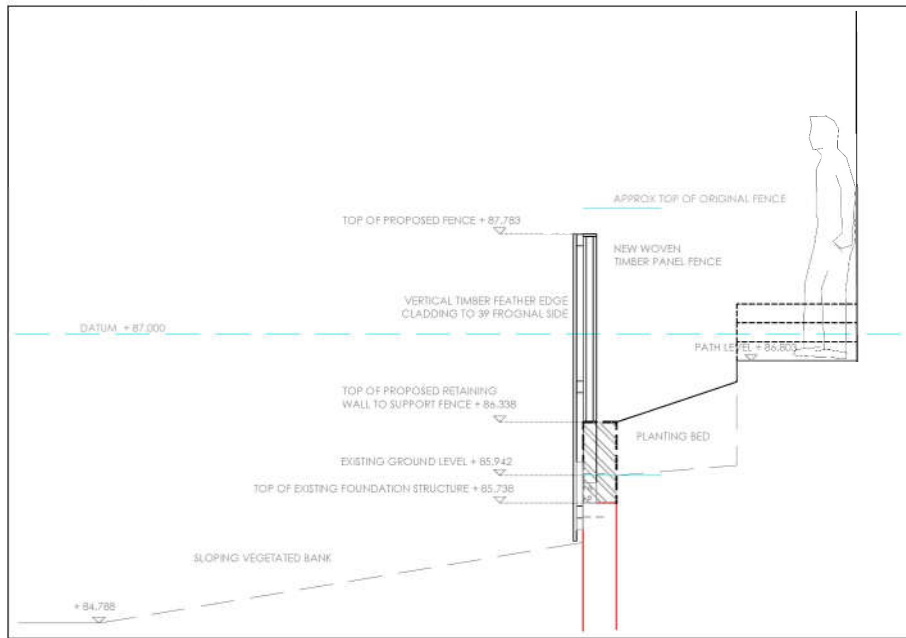
SECTION 2 1:20 @A1



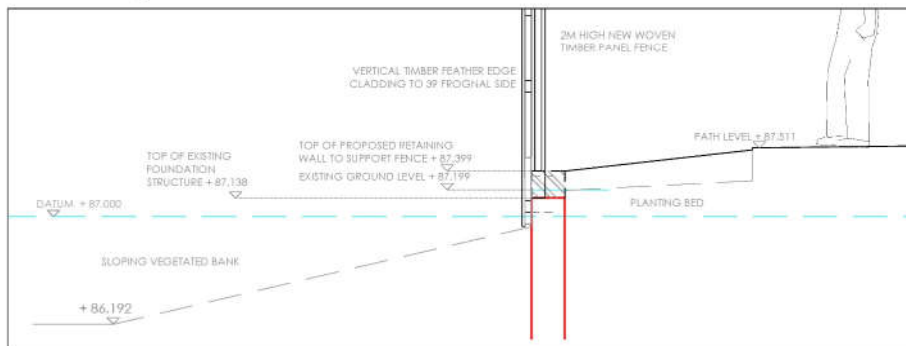
SECTION 4 1:20 @A1



SECTION 1 1:20 @A1



SECTION 3 1:20 @A1



SECTION 5 1:20 @A1

NOTES  
1. Refer to specification with all relevant Architects, Engineers & Design team drawings & specifications.  
2. Any dimensions not to scale are to the extent of the local council and its website.  
3. All dimensions are to the external surface unless otherwise stated & are subject to checking on site prior to construction or existing circumstances.  
4. This drawing is the property of Bowles & Wyer (and other copyright holders referred to).

Rev

## 41 Frogna

C 05.01.2021 VW/JW Fence heights aligned with planning officer's recommendations  
B 21.09.2020 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 csa notes

**BOWLES & WYER**  
5 Williams Court, Tunnel Way, Pinner, N.Y. Leighton Buzzard, LU7 9GJ  
Tel: 01296 662459 Fax: 01296 663999 Email: admin@bowleswyer.co.uk

project file  
**41 Frogna**

drawing  
**Hardworks: Retaining wall and fence section**

job number <b>2160</b>	drawing number <b>2160-P-84</b>	revision <b>C</b>
---------------------------	------------------------------------	----------------------

status  
**PLANNING**

scale 1:10 @A1



**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**





Landscapes  
since 1993