



View from across Brettenham Road back towards Rectory



View of the Tennis Meadows from North



Previous location of historic grass Tennis court



View of the Tennis Meadows from Brettenham Road

Brettenham Road

The view from the road back towards the Rectory is currently very open, with much of the boundary planting deciduous and tired. The proposal includes improving the screening from the road with native mixed hedging and evergreen shrubs. The existing white painted estate-style railing is to be retained and repaired where necessary.

The Tennis Meadows

To the east of the main site, across Brettenham Road, are two former agricultural fields of about 12 acres in size that have recently been purchased by the owner of the Old Rectory. Currently the two fields are of low amenity grassland predominantly of rye grass and surrounded by native hedgerows.

Of the lowermost field to the far west is a smaller area of land surrounded by trees which sits directly opposite the Old Rectory. Whilst in its current condition it is low amenity grassland there is a historical account that there was a grass tennis court in this field prior to 1940. This application seeks to return the tennis court to this historic location in the Tennis Meadow and in doing so remove the current tennis court away from the Old Rectory and the property's historic drive. This shall improve the view of the historic property and the views from within the house and its gardens.



Existing *Fagus sylvatica purpurea* for removal



Imposing nature of the *Fagus sylvatica purpurea* on northern vista



Existing Whitebeam for removal - bent leaning trunk with disease



Existing Cherry Plum for removal

Tree removals

Under the current application we are proposing the removal of four trees.

Copper Beech

The existing *Fagus sylvatica purpurea* is planted to the north of the Old Rectory. Under the current application it is proposed for removal. There is no evidence of bats roosting in the canopy. The restoration of historic vistas from the Old Rectory requires its removal. The current dark colouration of the tree is too imposing and not inkeeping with the rest of the existing mature trees. The removal of this tree shall allow more light to the wild flower meadow that is proposed to go in its place. The wild flower meadow shall have an overall benefit to biodiversity across the site.

Himalayan Whitebeam

The existing *Sorbus vestitato* to the west of the drive is in very poor condition and has a severely cracked and leaning main trunk. Under the proposal we would remove the tree for safety and aesthetic reasons as it is close to the drive.

European Ash

There is an existing *Fraxinus excelsior* to the east of the property that is earmarked for removal under the application due to its poor condition and decline.

Cherry Plum

At the bottom of the southern facade vista across the garden there is an existing *Prunus cerasifera 'Pissardii'* for removal. The tree looks to be at the end of relatively short lifespan and has fractures to its main trunk. The dark colouration of its foliage is imposing on this main vista from the house across the surrounding landscape.

Across the whole garden there are over 20 no. additional trees proposed. So a net gain of a minimum of 20 no. trees under this application.



Key

- 1 Existing entrance gates
- 2 Drive width reduced
- 3 Existing tennis court position - removed
- 4 New woodland walk path restored
- 5 Reduced gravel sweep
- 6 New front door vista through claire voie and to Tennis meadow
- 7 Tennis court meadow - long grass and trees
- 8 Return of tennis court to historic Tennis Meadows location
- 9 Existing native hedgerows significantly supplemented
- 10 Thinned out shrub layer to improve lawn and restore path
- 11 Stone terrace reduced in size more appropriate in scale
- 12 Long mown lawn vista to iron gate
- 13 Woodland walk
- 14 Planted bank
- 15 Swimming pool with stone edge
- 16 West Garden
- 17 Existing low walls replaced with new walls and lean-to glasshouse
- 18 Parking area with additional planting
- 19 Compost area
- 20 New pedestrian path from drive
- 21 New vista to Birch tree grove
- 22 Existing pedestrian gate to road

1:1000 @ A3



Concept sketch of landscape surrounding Old Rectory - aerial view from south east.

Landscape Proposal 2.1 Boundary planting

Under the current proposal is a significant supplementation of the existing boundary planting between the Old Rectory and Church and Brettenham Road. This is to create more privacy but also to replenish the existing planting which is tired and possesses large gaps. Supplementing the existing boundary screening planting shall allow for the future thinning out of the Cherry Laurel, *Prunus laurocerasus* which currently dominates in the north and east garden edges.

Most of the planting additions are of mixed native hedging plants that shall have positive impact on local biodiversity when replacing the existing Cherry Laurel.

The screen planting also has some more decorative species included such as Lilacs and Mock Oranges that would be historically found in the Pleasure Grounds of properties like the Old Rectory.



Osmanthus burkwoodii



Syringa vulgaris 'Michel Buchner'



Viburnum tinus



Taxus baccata



Philadelphus coronarius



Staphylea colchica



Ilex aquifolium



Concept sketch of West Garden and view over swimming pool.



Reference image - gravel garden with feature trees (TSS project)

The most significant part of the application in the garden is to the West Garden, immediately west of the house. Here we propose a reworking of the relationship between the house, the pool and the garage parking area to the north.

The removal of the formal garden installed in 2010 that surrounds the Game Larder shall allow for a much more open, sunny and relaxed garden courtyard around the day-to-day entrance to the house and doors from the kitchen. A small amount of stone or brick paving shall be encompassed by gravel and loose and vibrant herbaceous planting and punctuated with specimen multi-stemmed trees.

It is proposed that the outer partition wall that projects west from the corner of the kitchen and makes this whole part of the garden too dark is removed. The existing low retaining wall around this garden is in poor condition and it is proposed to be removed and replaced with a new higher wall in the same footprint which would join to the north west corner of the house. This would create a small sheltered walled space between this and the swimming pool. As the reconfigured wall would be warm and south facing, ideal for a new glasshouse that replaces the small and shaded existing glasshouse to the north west.

We propose removing all the hard paving and decking around the swimming pool, except for a single one stone wide surround to the pool. Where retaining walls are removed earth can be regraded to gentle banks which would be planted mainly with Mediterranean evergreens shrubs like lavender, Bupleurum, Phlomis and Cistus.

