

Full Landscaping Planning Pack – Eiling Lodge

Full Landscaping Planning Pack - Eiling Lodge, Drivers End Lane, Codicote

Reference Drawings: Existing Layout Plan 25.EL.P05v6; Block Plan 25.EL.P05v1

Scale Basis: 1:500 (Block Plan), 1:100 (Existing Layout Plan)

1. Landscaping Statement

This landscaping statement accompanies the proposed development at the barn plot within Eiling Lodge, Drivers End Lane, Codicote. The purpose of this document is to clearly distinguish between hard and soft landscaping, identify all existing and proposed planting, and demonstrate compliance with typical council expectations for clarity, permeability, and ecological enhancement.

The proposals increase the proportion of soft landscaping on the site, introduce wildlife-friendly planting, and retain existing permeable hard surfaces.

2. Hard Landscaping

2.1 Existing Gravel Driveway

The gravel driveway shown on the block plan remains unchanged. Gravel is permeable and supports sustainable drainage.

Label: Existing gravel driveway - retained (hard landscaping)

2.2 Shared Courtyard Access

The courtyard between the barn and main house remains shared access and retains its existing hard surface.

Label: Shared courtyard access - existing hard landscaping

2.3 Existing Hardstanding at Barn Entrance

The hardstanding outside the barn (adjacent to the main bedroom and shower) is retained and repurposed as a seating area.

Label: Proposed seating area on existing hardstanding - no increase in hard landscaping

2.4 Barn Footprint and Extension

The barn footprint and proposed extension are shown on the block plan and remain within the defined boundary.

3. Soft Landscaping

3.1 Extended Rear Lawn

The rear lawn will increase by approximately **25%**, improving the ecological value of the garden and increasing soft-landscaped area.

Label: Proposed extended lawn (+25%) - soft landscaping

3.2 Raised Bed Between Fence Lines (45 m2)

A triangular raised bed (approx. 45 m2) is proposed between the existing fence line (blue) and the new fence line (black). This bed will contain low-growing, low-maintenance, bee-friendly shrubs.

Planting includes:

- Lavender (*Lavandula angustifolia*)
- Hebe 'Green Globe'
- *Spiraea japonica* 'Little Princess'
- *Euonymus fortunei* 'Emerald Gaiety'
- Nepeta 'Walker's Low'
- Hardy geraniums

Label: Proposed raised bed with bee-friendly shrubs - 45 m2 (soft landscaping)

3.3 Additional Planting Beds

Mixed planting beds will be added near the extended lawn and water feature.

Planting includes:

- Evergreen structure: Photinia 'Red Robin', Choisya ternata, Pittosporum tobira
- Seasonal colour: Salvia, Nepeta, Echinacea, Sedum
- Optional small ornamental tree: Amelanchier, *Prunus serrulata*, *Acer palmatum*

Label: Proposed mixed planting beds - soft landscaping

3.4 Water Feature

A small, self-contained water feature will be installed within the rear garden.

Label: Proposed water feature - soft landscaping

4. Boundaries

The landscaping plan clearly identifies:

- Existing fence line (blue)
- Proposed new fence line (black)
- New barn boundary (red)
- Property boundary (indicative)

These boundaries are shown in accordance with the block plan.

5. Ground Levels

Ground levels will be shown **indicatively**, as exact survey data is not available.

The plan will include:

- Spot levels (e.g., 45.20m, 45.10m)
- Fall arrows indicating drainage direction

Note: "Ground levels indicative only. Final levels to be confirmed on site."

6. Hard vs Soft Landscaping Summary

Category	Area (m2)	Notes
Hard Landscaping	Driveway + courtyard + seating	No increase in hard area
Soft Landscaping	Extended lawn + 45 m2 raised bed + planting + water feature	Soft area significantly increased

Exact totals will be finalised once the extended lawn area is measured from the 1:500 plan.

7. Materials Schedule

- Gravel - driveway
 - Existing hardstanding - seating area
 - Mulch - raised bed
 - Turf - extended lawn
 - Timber/metal edging - optional for raised bed
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8. Planting Schedule

Plant	Qty	Size at Planting	Notes
Lavender	12	2L pots	Bee-friendly, low maintenance
Hebe 'Green Globe'	8	3L pots	Evergreen, compact
Spiraea 'Little Princess'	6	3L pots	Low flowering shrub
Euonymus fortunei	10	2L pots	Evergreen groundcover
Nepeta 'Walker's Low'	6	2L pots	Bee-friendly
Hardy geraniums	10	2L pots	Long flowering season

9. Labelled Landscaping Layout

Boundary Labels

- Existing Fence Line (Blue)
- Proposed New Fence Line (Black)
- New Barn Boundary (Red)
- Property Boundary (Indicative)

Hard Landscaping Labels

- Existing gravel driveway - retained
- Shared courtyard access - existing hard landscaping
- Proposed seating area on existing hardstanding
- Barn footprint + proposed extension

Soft Landscaping Labels

- Proposed extended lawn (+25%)
- Triangular raised bed - 45 m2 - bee-friendly shrubs
- Proposed mixed planting beds
- Proposed water feature

Ground Level Labels

- Spot levels (indicative)
- Fall arrows
- Note: Ground levels indicative only

10. Hybrid Diagram Reference Labels

- **A. Boundaries** - Blue, black, red lines

- **B. Hard Landscaping** - Driveway, courtyard, seating area
 - **C. Soft Landscaping** - Lawn, raised bed, planting beds, water feature
 - **D. Ground Levels** - Spot levels + fall arrows
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11. Conclusion

The proposed landscaping scheme increases soft landscaping, enhances biodiversity, retains permeable hard surfaces, and provides clear, labelled drawings that meet council expectations. This pack provides all required documentation for planning submission and architectural coordination.