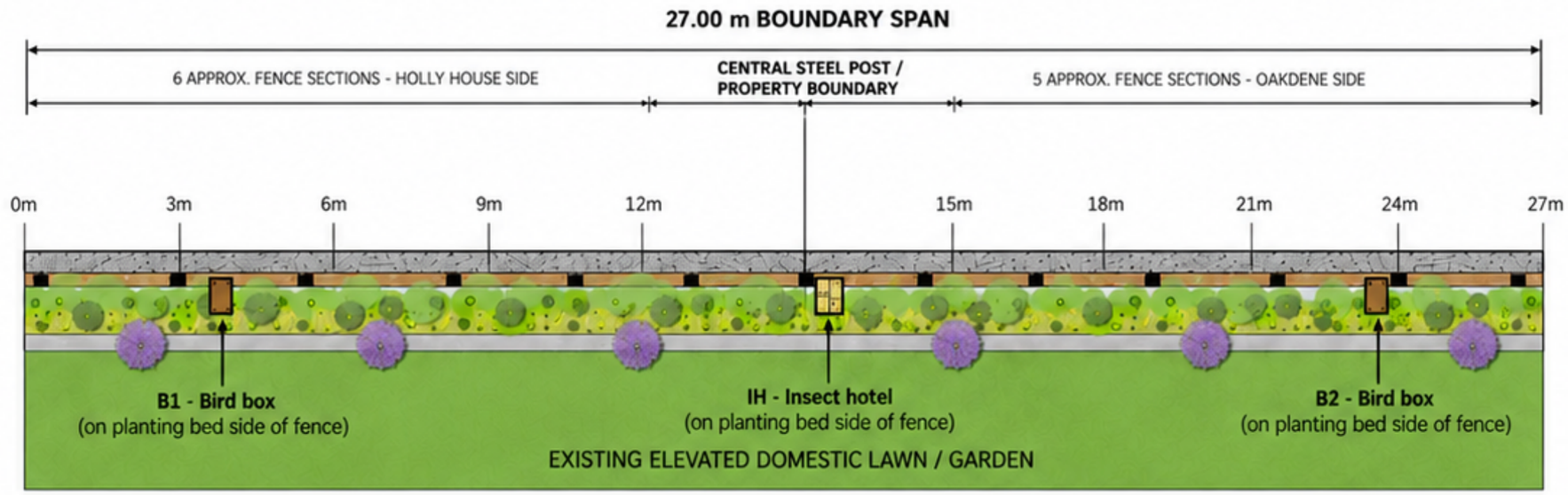
APPENDIX A - OVERHEAD LAYOUT PLAN

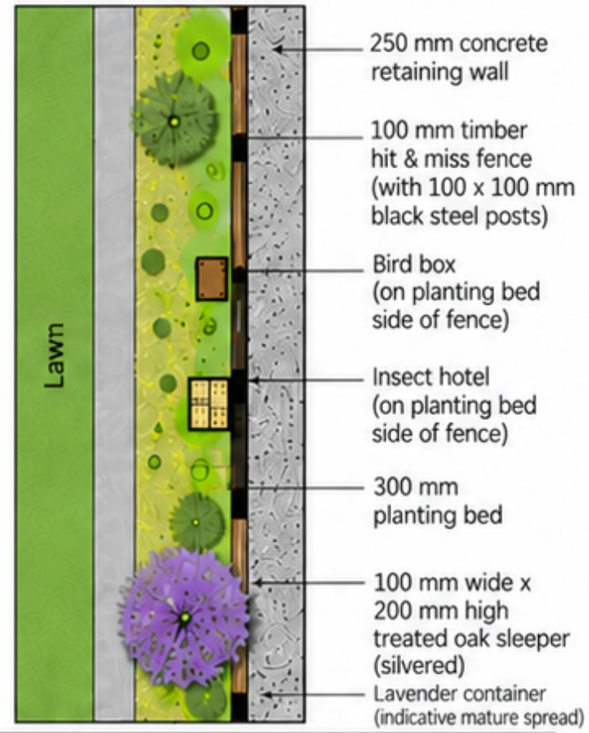
SCALE 1:100 @ A3

Soft Landscaping & Biodiversity Scheme | Planning Ref: P/2026/0130

Holly House, Summerhill Road, Gwersyllt, Wrexham, LL11 4SW



TYPICAL EDGE ARRANGEMENT
(ENLARGED PLAN VIEW - NOT TO SCALE)



DRAWING KEY

- Existing lawn / garden
- Silvered oak sleeper (100 mm wide)
- Planting bed (300 mm)
- 100 mm timber fence (plan width)
- 250 mm retaining wall
- Black steel fence post (100 x 100 mm)
- Evergreen climber coverage (indicative mature spread)
- Flexible perennial ground-cover planting (indicative spread)
- Lavender container (indicative mature spread)
- Bird box (B1 / B2)
- Insect hotel (IH)
- Plant centre (indicative)

DRAWING NOTES

1. Main 27 m boundary span is drawn at 1:100 on A3 landscape.
2. Planting bed is formed between the silvered oak sleeper and the inner face of the 250 mm concrete retaining wall.
3. Oak sleeper is 100 mm wide x 200 mm high. Lawn level is approximately 100 mm below sleeper top.
4. Planting bed width is 300 mm (from sleeper to retaining wall).
5. Fence is a horizontal hit & miss timber fence using 200 x 25 mm treated timber slats on 100 x 100 mm black-painted steel posts.
6. Bird boxes (B1 / B2) and insect hotel (IH) are fixed to the planting bed side of the fence, within the planting bed (not on top of the wall or sleeper).
7. Central property boundary and post at 13.5 m (indicated at 12 m on plan). Six fence sections on the Holly House side and five on the Oakdene side (approx. 2.4 m sections).
8. Evergreen climbers are spaced along the 27 m boundary; transparent green coverage indicates the intended living-fence effect rather than fixed mature dimensions.
9. Flexible perennial ground-cover planting provides continuous cover; exact composition and placement remain flexible at installation.
10. Lavender containers are positioned along the sleeper edge; mature shrub spread is shown indicatively.
11. Bird boxes and insect hotel are fixed to the planting bed side of the fence; arrows identify their plan positions.

Project:	Soft Landscaping & Biodiversity Scheme - Condition 3	**Scale:**	**Planning Ref:**	**Sheet:**
Drawing:	Appendix A - Overhead Layout Plan	1:100 @ A3	P/2026/0130	A