



Proposed Site Plan Housing Layout - Site A  
Scale: 1: 500

Notes: This drawing is the copyright Paddock Johnson Partnership Limited and may not be used without their prior written consent.  
Written dimensions to be taken in preference to scaled dimensions.  
Due to the inaccuracies of scanning, scanned images should not be scaled.

| REV: | DATE:    | DESCRIPTION:                                                                                                                                                        | BY: |
|------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| A    | 17.01.25 | Path around apartment building added. External Works and schedule updated.                                                                                          | CT  |
| B    | 05.02.25 | House types and landscaping amended                                                                                                                                 | GR  |
| C    | 24.02.25 | Drawing updated following house type design                                                                                                                         | QM  |
| D    | 28.02.25 | Revised house types. Trees indicated for removal following receipt of updated tree survey                                                                           | CT  |
| E    | 14.05.25 | Revised following receipt of revised topographic survey. Status updated to planning.                                                                                | CT  |
| F    | 22.07.25 | Landscape updated to reflect Landscape Architect proposals. Location of retaining walls indicated.                                                                  | CT  |
| G    | 09.09.25 | Parking amendments and retaining wall coordination                                                                                                                  | CT  |
| H    | 11.09.25 | Parking amendments following client comments                                                                                                                        | CT  |
| J    | 30.09.25 | Minor amendments to apartment shared surface                                                                                                                        | CT  |
| K    | 20.11.25 | Planning status issue                                                                                                                                               | EG  |
| L    | 10.12.25 | Revised following comments from LPA.                                                                                                                                | CT  |
| M    | 31.03.26 | 2m pavement added to south side of West View Grove. Short-stay cycle parking added within parking area for Apartments. Radii of vehicular entrance amended to 4.5m. | CT  |
| N    | 30.04.26 | Introduction of side window to plots 1, 14, 34, 36, 38, 42. House Type B8 added.                                                                                    | CT  |

SOA Houses

|                           |                              |
|---------------------------|------------------------------|
| 2B4P_79m2_S               | 3B5P_96m2-S                  |
| 2B4P_79m2_T               | 3B5P_111m2_S C_Rear Extended |
| 2B4P_80m2_C-T             | 3B5P_111m2_S_Side Extended   |
| 2B4P_93m2_S_Rear Extended | 3B5P_112m2_S_Rear Extended   |
| 3B5P_97m2_S               | 3B6P_113m2-T                 |
| 3B5P_97m2_S-R             | 3B6P_142m2_D                 |
| 3B5P_97m2_W               | 4B6P_170m2_D                 |

Key

|  |                             |  |                                                                                                                      |
|--|-----------------------------|--|----------------------------------------------------------------------------------------------------------------------|
|  | Trees Indicated for Removal |  | Lawn                                                                                                                 |
|  | Existing Retained Trees     |  | Wildflower Meadow                                                                                                    |
|  | Proposed Trees              |  | AD BR Part M4(2) Level Threshold                                                                                     |
|  | Low Planting                |  | Plots with alternative private entrance with step-free access to rear: 1, 3, 10, 13, 15, 17, 19, 21, 34, 36, 42, 44. |
|  | Hedge                       |  |                                                                                                                      |

**Cycle Stores:** Bike store for each house type located within the curtilage of each dwelling. Bike store for apartments is integral to the building.

**Photovoltaic Panels:** Photovoltaic (PV) panels are proposed as part of the development's renewable energy strategy. The final layout, number, size, orientation and output of PV panels will be confirmed at detailed design stage, informed by technical coordination, roof constraints and operational requirements. Installation will be in accordance with relevant Building Regulations, British Standards and fire safety requirements. Details anticipated to be secured by planning condition.

**Air Source Heat Pumps:** External ASHP units will be positioned to minimise visual, acoustic and amenity impacts, with final locations and screening to be confirmed at detailed design stage. Systems will be designed, installed and commissioned in accordance with relevant Building Regulations, British Standards and manufacturer guidance. Final specifications and servicing arrangements to be secured by planning condition.

| Houses SOA    |      |     |       |                                                  |
|---------------|------|-----|-------|--------------------------------------------------|
| Type          | Ref. | No. | GIA   | Description                                      |
| Detached      |      |     |       |                                                  |
| 3B6P          | B2   | 3   | 144m2 | 3 Bedroom, split level house                     |
| 4B6P          | C1   | 5   | 172m2 | 4 Bedroom, split level house                     |
| Semi-detached |      |     |       |                                                  |
| 2B4P          | A1   | 2   | 93m2  | 2 Bedroom house with ground floor rear extension |
| 2B4P          | A2   | 1   | 79m2  | 2 Bedroom house                                  |
| 2B4P          | A4   | 2   | 79m2  | 2 Bedroom house                                  |
| 2B4P          | A5   | 2   | 79m2  | 2 Bedroom house (A4 Handed)                      |
| 2B4P C        | A2   | 1   | 80m2  | 2 Bedroom, corner house                          |
| 3B5P          | B1   | 4   | 96m2  | 3 Bedroom house (side window)                    |
| 3B5P          | B3   | 2   | 111m2 | 3 Bedroom house with ground floor rear extension |
| 3B5P          | B4   | 1   | 111m2 | 3 Bedroom house with ground floor rear extension |
| 3B5P          | B5   | 6   | 101m2 | 3 Bedroom house, wide version                    |
| 3B5P          | B6   | 1   | 109m2 | 3 Bedroom house with ground floor side extension |
| 3B5P          | B6   | 1   | 111m2 | 3 Bedroom house with ground floor rear extension |
| 3B5P          | B7   | 4   | 96m2  | 3 Bedroom house (rendered version of B1)         |
| 3B5P          | B8   | 2   | 96m2  | 3 Bedroom house (side window)                    |
| 3B5P C        | B4   | 1   | 112m2 | 3 Bedroom, corner house with rear extension      |
| Terraces      |      |     |       |                                                  |
| 2B4P          | A3   | 3   | 79m2  | 2 Bedroom, terrace house                         |
| 2B4P          | AB   | 2   | 79m2  | 2 Bedroom, terrace house                         |
| 3B6P          | AB   | 2   | 113m2 | 3 Bedroom, terrace house                         |
| TOTAL         |      | 45  |       |                                                  |

0m 10m 20m 30m 40m

VISUAL SCALE 1:500 @ A1

CLIENT:

Westshield Ltd.

PROJECT:

Proposed Residential Development  
Ashbourne Grove, Stand Golf Club,  
Whitefield, M45 7NL

DRAWING NUMBER:

**23036-PJA-01-ZZ-DR-A-1200-N**

DRAWING TITLE:

Proposed Site Plan - Site A

STATUS:

**PLANNING**

SCALE: DATE: BY: CHECKED:

As indicated@A1 26.11.24 OM SH

\\pjd001\cubefire\Generated Docs\2459\Drawings\PJA-01-ZZ-M3-A-8000\23036-PJA-01-ZZ-M3-A-8000-1.rvt



Studio 2, The Lyceum,  
Bath Street, Port Sunlight,  
Merseyside, CH62 4UJ  
0151 643 1234  
admin@paddockjohnson.com  
www.paddockjohnson.com  
Paddock Johnson Partnership  
Limited. Registered in England  
and Wales. No. 06684275