BROOKLANDS, IPSTONES

RevNo	Revision note	Date	Signature	Checked
A	- Revised reduced scheme - Resubmission to Planning and Building Control - Parking spaces added	22.09.26		
B	- Level access ramp around front entrance amended to new design	01.10.26		

Existing external walls becoming internal to be lined with 12.5mm plasterboard and skim

Smoke detectors to be mains operated and interlinked with battery back up

All stud partitions to be 75mm timber studs at 600mm centres with 12.5mm plasterboard both sides with sound insulation between studs in walls between habitable rooms

All works subject to Statutory Regulations and Building Control Approval

Existing foundations to be checked on site and proved adequate by structural engineer and L.A. Building Control officer if required.

Client to arrange at own expense for repositioning any existing burglar alarm system

Make all damaged surfaces affected by the works good in all cases with a new plaster skim . This does not allow for redecoration

All new Electric socket positions to be confirmed between client and builder on site

Adult Services to provide a freestanding shower chair if deemed necessary

Adult Services to provide any other specialist equipment the user may require

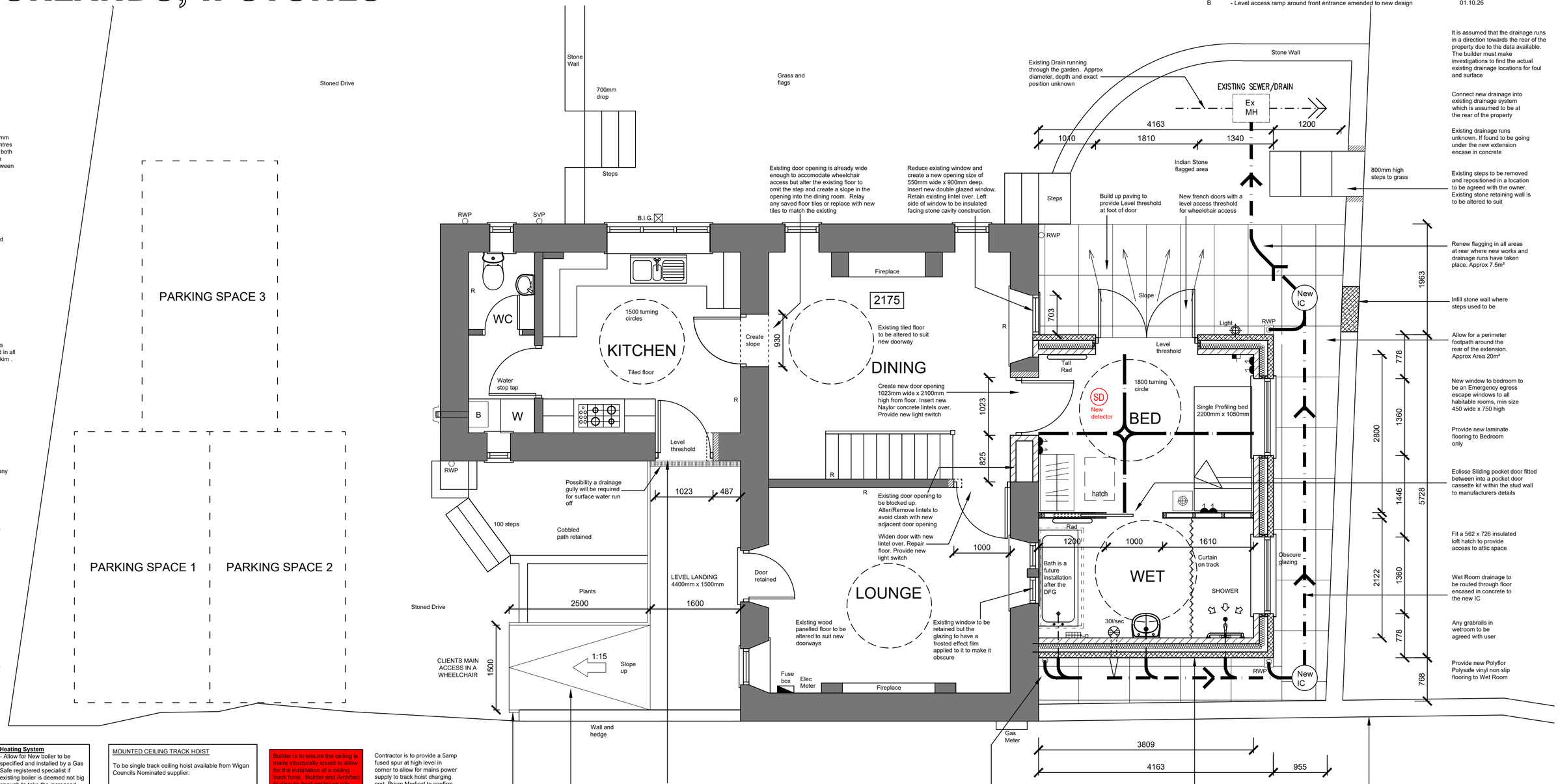
All new doors to have 1023mm structural opening with a 926mm actual door width with new lintel above to suit span

Energy efficient lighting sockets only to be installed into property.

Electrical switches and sockets will be between 450mm and 1200mm above floor level.

Radiators to be fitted with thermostatic radiator valves in accordance with approved document L

Terminate redundant electrics and allow for new sockets/light switches as shown in positions to be agreed with client



Heating System
- Allow for New boiler to be specified and installed by a Gas Safe registered specialist if existing boiler is deemed not big enough to take the increased capacity
- Allow for extending the existing gas central heating system by providing 2 new radiators and associated pipework in proposed extension.
- Existing boiler is position is in the Kitchen Store
- Allow for repositioning of any radiators/pipework affected by the alterations

MOUNTED CEILING TRACK HOIST

To be single track ceiling hoist available from Wigan Councils Nominated supplier:

- PRISM MEDICAL in Hindley
Contact John Atkinson - 01942 251210
john.atkinson@prismmedical.co.uk

All track hoists to be provided with a lifetime warranty in accordance with the agreement between the Wigan Council and the supplier

Any special structural fixing requirements are to be confirmed on receipt of an exact specification from chosen supplier

Builder is to ensure the ceiling is made structurally sound to allow for the installation of a ceiling track hoist. Builder and Architect to discuss best option on site along with Prism Medicals recommendations

Contractor is to provide a 5amp fused spur at high level in corner to allow for mains power supply to track hoist charging port. Prism Medical to confirm exact position

H Track X & Y Track hoist system to the Bedroom only. Ceiling mounted track hoist to be fitted flush with ceiling as part of works. Track to be fixed using a universal strut. Final position, loading requirements. tbc by Prism Medical

GROUND FLOOR LAYOUT

0m — 5m

1:50 scale bar

CHARTERED ARCHITECTS LTD

PROJECT: PROPOSED EXTENSION AT BROOKLANDS, 79 BROOKFIELDS ROAD, IPSTONES, ST10 2LY

CLIENT: MR Z. OTTER

Drawing Title: PROPOSED LAYOUT PLANS

Drawing No. 2464-BR-02

Date: SEPT 2026

Scale: 1:50 @ A2

Revision: B

Issue: BUILDING REGS

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