

BROOKLANDS, IPSTONES

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

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

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

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

Edge concreted in to form lip to ramp on both sides

Create approx 100mm fall slope away from building to provide level access at a 1:15 ratio. Finish to be a non slip material using 900 x 600 Marshalls concrete flags. Lay to a slight fall away from the door to avoid any surface water ingress

Provide a new uPVC Composite door colour TBC in a widened 1023mm structural opening with a 926mm actual door leaf and level threshold. Insert new Naylor concrete lintels above to suit span.

Provide a closed sealed off stub stack connection for the future installation of a toilet

Use proprietary vertical brickwork tie system to each leaf of cavity wall. Make cavities continuous

Insert vertical DPC at all new wall junctions between catnic vertical brickwork restraint system ties

Insulated cavity closers all cases Thermabate or similar

Cavities to be made continuous

Outer leaf to be natural mortared stone walling tied in with cavity insulation and blockwork inner leaf. Colour to match existing stonework

Existing stone retaining walls to be retained in place

It is assumed that the drainage runs in a direction towards the rear of the property due to the data available. The builder must make investigations to find the actual existing drainage locations for foul and surface

Connect new drainage into existing drainage system which is assumed to be at the rear of the property

Existing drainage runs unknown. If found to be going under the new extension encase in concrete

Existing steps to be removed and repositioned in a location to be agreed with the owner. Existing stone retaining wall is to be altered to suit

Renew flagging in all areas at rear where new works and drainage runs have taken place. Approx 7.5m²

Infill stone wall where steps used to be

Allow for a perimeter footpath around the rear of the extension. Approx Area 20m²

New window to bedroom to be an Emergency egress escape windows to all habitable rooms, min size 450 wide x 750 high

Provide new laminate flooring to Bedroom only

Eclisse Sliding pocket door fitted between into a pocket door cassette kit within the stud wall to manufacturers details

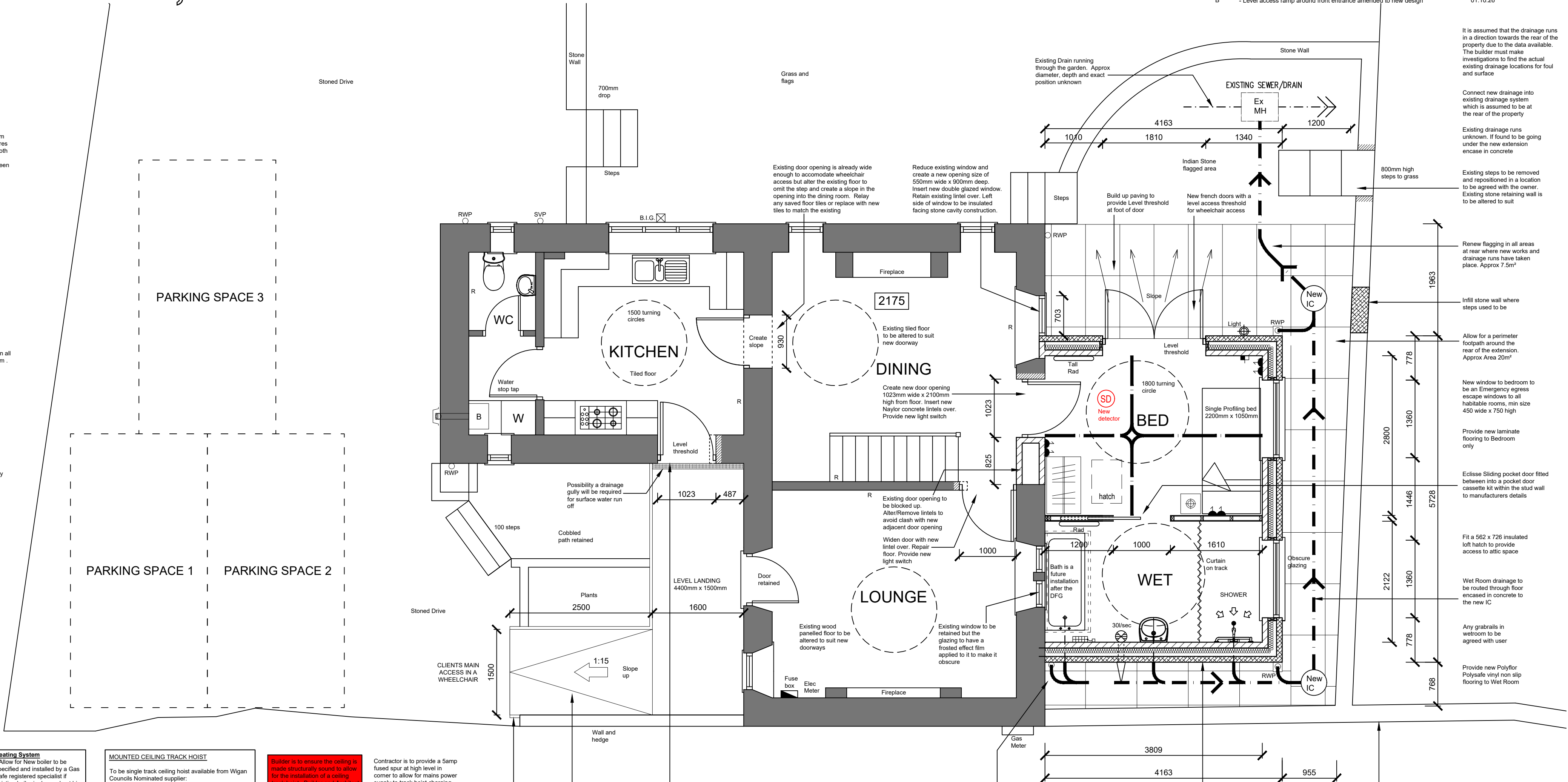
Fit a 562 x 726 insulated loft hatch to provide access to attic space

Wet Room drainage to be routed through floor encased in concrete to the new IC

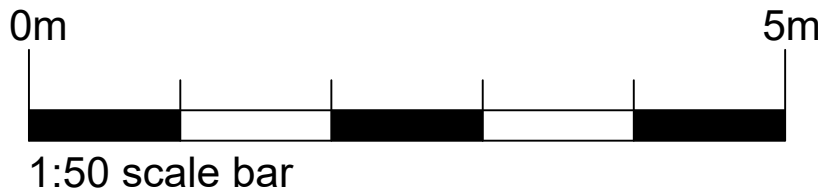
Any grabrails in wetroom to be agreed with user

Provide new Polyflor Polysafe vinyl non slip flooring to Wet Room

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		



GROUND FLOOR LAYOUT



PROJECT: PROPOSED EXTENSION AT BROOKLANDS 79 BROOKFIELDS ROAD IPSTONES ST10 2LY	Drawing No: 2464-BR-02
CLIENT: MR Z. OTTER	Date: SEPT 2026
Drawing Title: PROPOSED LAYOUT PLANS	Scale: 1:50 @ A2
	Revision: B
Renaissance Studio, No 1 Derby St, Leigh, Lancashire WN7 4PF Telephone: 01942 676360 . Fax: 01942 682084 Email: info@pabarchitects.co.uk . www.pabarchitects.co.uk	Issue: BUILDING REGS