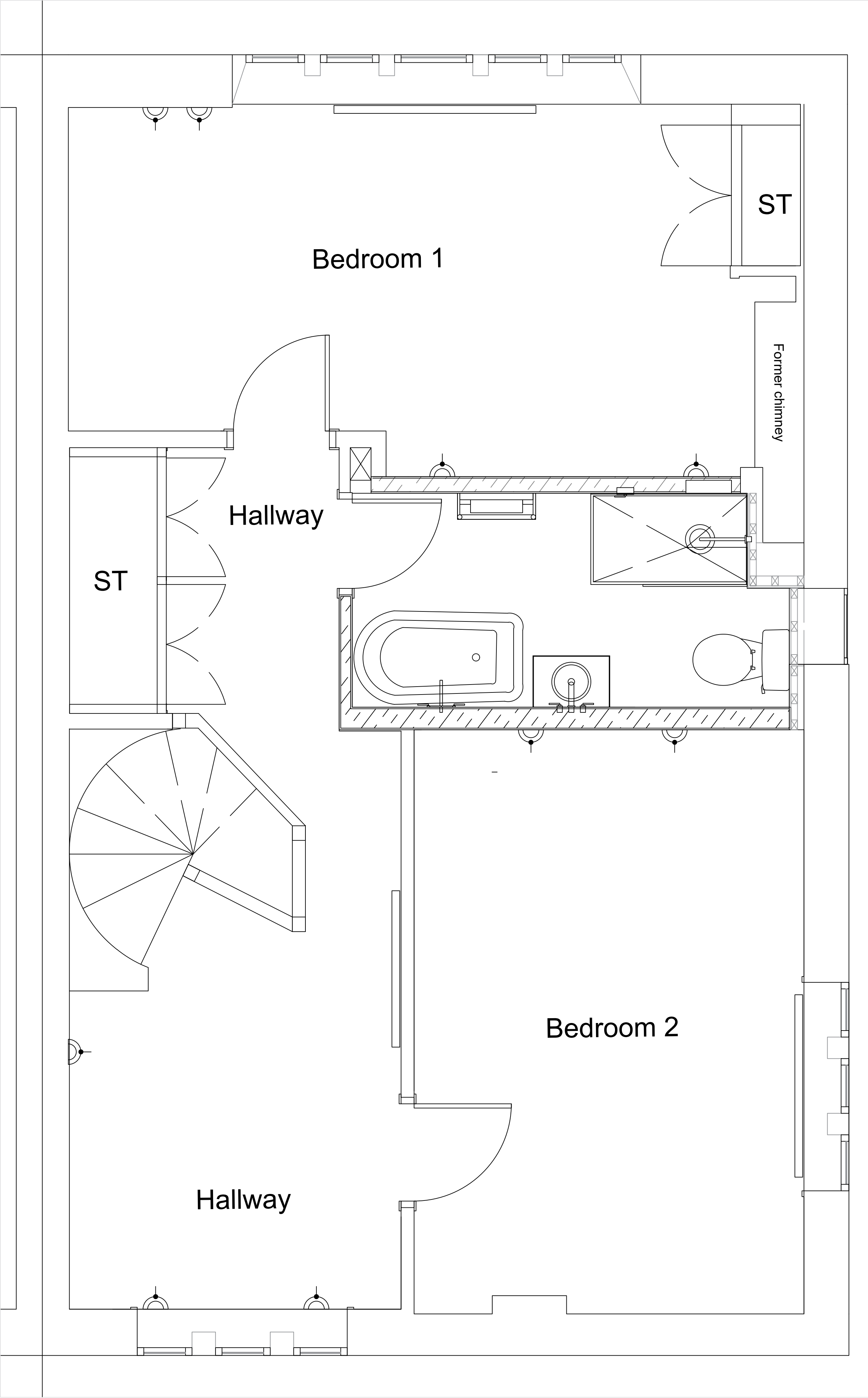
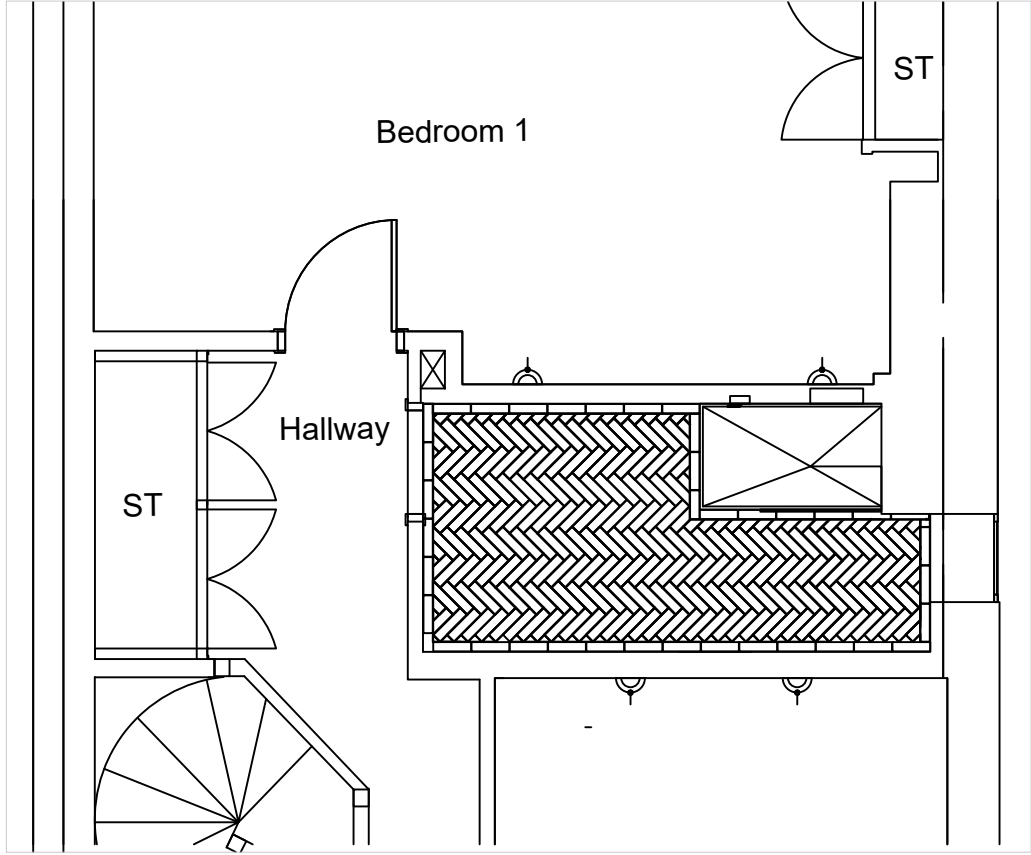
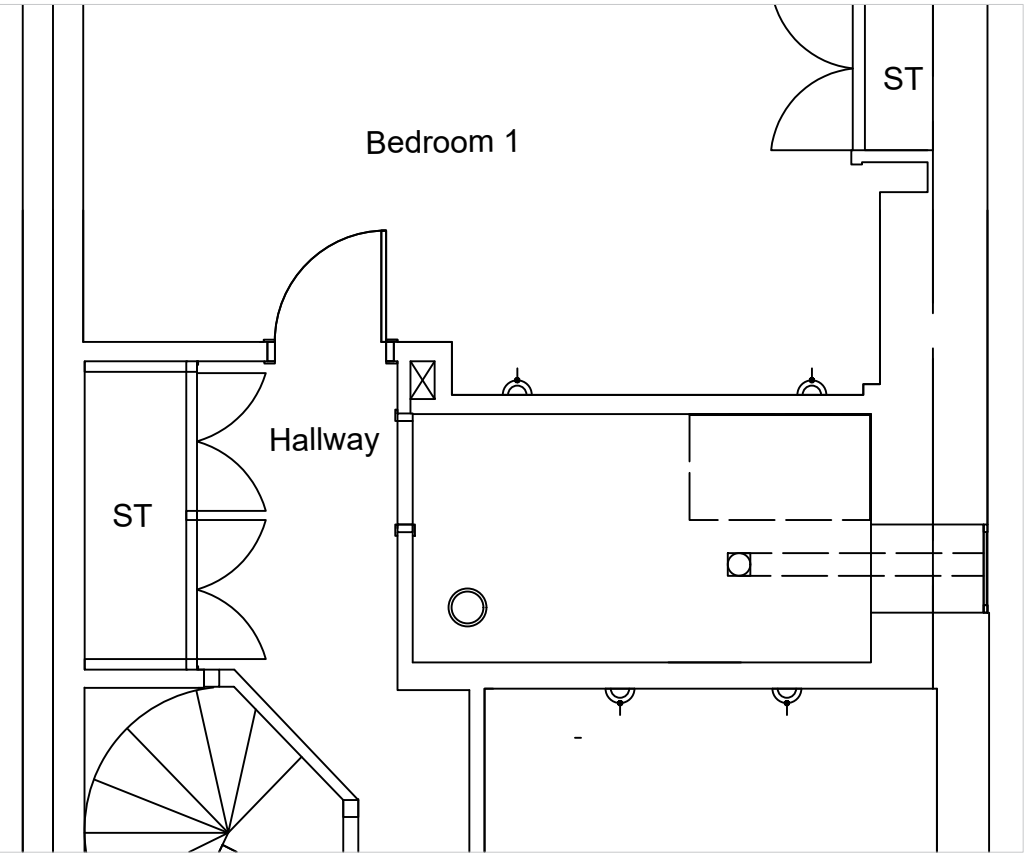




Existing Layout (1:20)



Proposed Floor Finishes Plan (1:50)



Proposed Reflected Ceiling Plan (1:50)

The proposed bathroom consists of the following:

- 1300mm freestanding slipper bath. Taps to be wall mounted centre to the bath.
- Traditional toilet (existing)
- Wall hung timber vantiy unit, fitted with a granite worktop and countertop basin. Basin taps to be wall mounted.
- Traditional radiator with towel rail (existing)
- 1200 x 700mm shower tray, concealed thermostatic shower and 12mm glass shower screen.

Wall:

All partition walls are to be acoustically insulated, with Rockwool Acoustic insulation or similar. The walls will be re-lined with gypsum 12.5mm plasterboard.
To the external wall of the shower area, walls to be framed out with 50 x75mm timber studs to leave a 50mm air gap between the stone and timber studs. Tile board will be installed and new 300x75 x 10mm tiles will be fitted with 6mm grout. A shower recess will also be installed to shower area in the parition to create storage.
To the external wall of the toilet area the wall will be framed out with 50 x 75mm timber studs to leave a 50mm air gap between the stone and timber studs. 12.5mm plasterboard will be applied to this area to plastered and painted.
To the remaining walls, a timber moulding will be installed upto 1120mm from finish floor level. Primed and painted. Above the timber moulding, will be painted.
The window reveal will also be partially framed out to receive plasterboard and painted. The cill to be fitted with a new timber cill.

Floor:

The floorboards will be boarded accordingly to receive a new shower tray for the walk in shower and new floor tiles; 250 x 60.2 x 10mm porcelain tile laid in a parquet format.

Ceiling:

The ceiling to be patched repaired where existing spot lights were. New ceiling pendant light to be installed above bath.

Pipework:

All water pipe work is concealed in the walls and floors. Greywater waste pipe to run in the wall into the floor from the basin and in the floor from the bath and shower, utilising existing waste pipe where possible. All pipework will consolidated into one pipe and leave via the same hole in the wall under the window externally. The toilet waste pipe will come out of the wall under the window with greywater waste pipe, through the existing hole.

Ventilation:

New Vent-Axia fan with built in humidity sensor and switch will be fitted to the ceiling, covered with a white cover, the vent will then go out of the wall in the loft space via 1 no. up to new 100mm hole. A new black cast iron 100mm square grille will be fitted to cover the hole externally, to match colour of existing pipework and stone.

Electrical installation:

2 no. wall lights will be installed to either side of the mirror above the basin unit. LED lighting installed to the shower reveal. 1 no. ceiling pendant will be installed above the bath.

Notes

- Works subject to further surveys
- Works may vary slightly once removals have taken place and upon further investigation but applicant will discuss any changes with Conservation Officer as appropriate.

B	Updated following investigation of external wall and with new grille specification	27.10.2024	NH	n/a
REV.	DESCRIPTION	DATE	DRW.	CHK

Address

8 Middle Newgate, Littleborough, OL15 9NU

Application

Bathroom Refurbishment

TITLE

Proposed plans and scope of works

STATUS	PURPOSE OF ISSUE
A	FOR INFORMATION ONLY

SCALE (@A1)	Application number
As sheet	PP-13341512

DRAWN BY	CHECKED BY	DATE
NH	n/a	October 2024

FILE DRAWING NUMBER	REV.
8MNG -Bathroom- Proposed- 01	B