



- 1500mm built in bath with shower above, shower curtain, tiled fixed bath panel. Traditional mixer bath tap to external wall.
- Traditional toilet
- Traditional basin on a pedestal, basin fixed traditional tap.
- Traditional radiator with towel rail.

The wall finish is metro tiled to 1170mm from finished floor level. The window reveal is fully tiled. The wall above the tiles is gypsum plasterboard, painted. All the walls except the wall with the window are modern partition walling. The window wall is original stone beyond, which has been boarded out to receive pipe work and tiling with modern gypsum plasterboard. There is a potential for the redundant first floor chimney to also be beyond the tiling, which would explain the significant depth of the external wall in this room. The walls are currently not insulated.

The floor finish is grey wood effect vinyl flooring with a metal threshold to carpet in hallway. There are original timber floorboards beyond.

The ceiling is plasterboard, painted with 4 no. flush spotlights. Above the bathroom is a small loft space, insulated and boarded.

All water pipework is concealed in the walls and floors. Greywater waste pipe is assumed run in the floor void and leaves under the window externally. The toilet waste pipe is boxed out above floor level and assumes goes under the bath and turns to come out of the wall under the window with greywater waste pipe.

There is no mechanical extraction to the current bathroom. Use of plug in dehumidifiers and opening of the window is used to ventilate the room and first floor post showers/baths.

There is currently 4 no. spotlights installed in the existing ceiling.

- Remove existing floor finishes, exposing existing floorboards.
- Remove existing plasterboard and tiling to expose existing partition framework and stone at the external wall.
- Remove all tiling and plasterboard to window reveal to expose the window, stone and cill.
- Remove existing spotlights.
- Remove existing bath, shower, taps and basin. Fixtures to be disposed of accordingly.
- Remove and store toilet and radiator with towel rail to be refitted into new bathroom.

- 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.

[illegible]

8 Middle Newgate, Littleborough, OL15 9NU

Bathroom Refurbishment

Existing Plans and Proposed removals

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

FILE DRAWING NUMBER	REV.
8MNG -Bathroom-Existing- 01	A