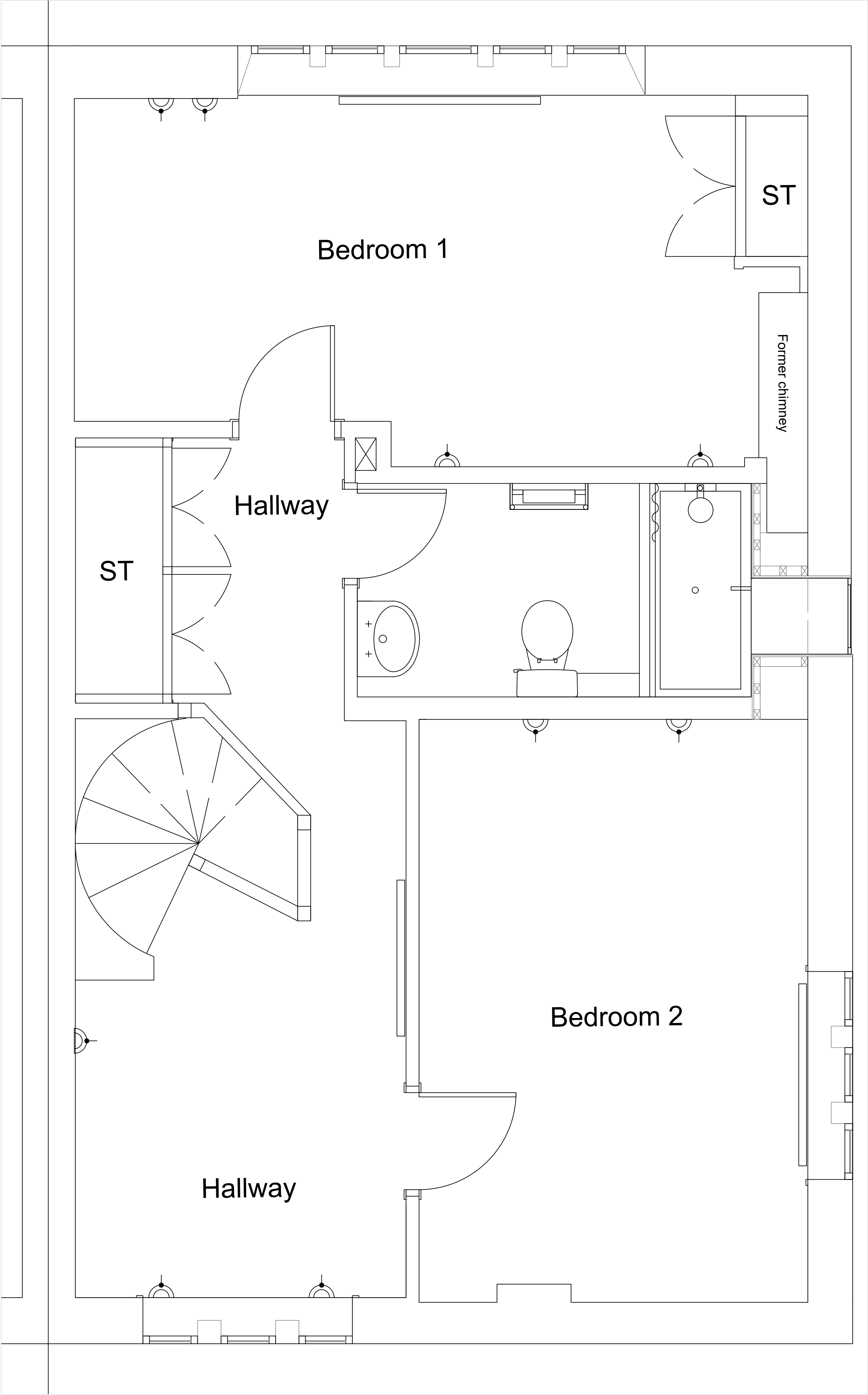
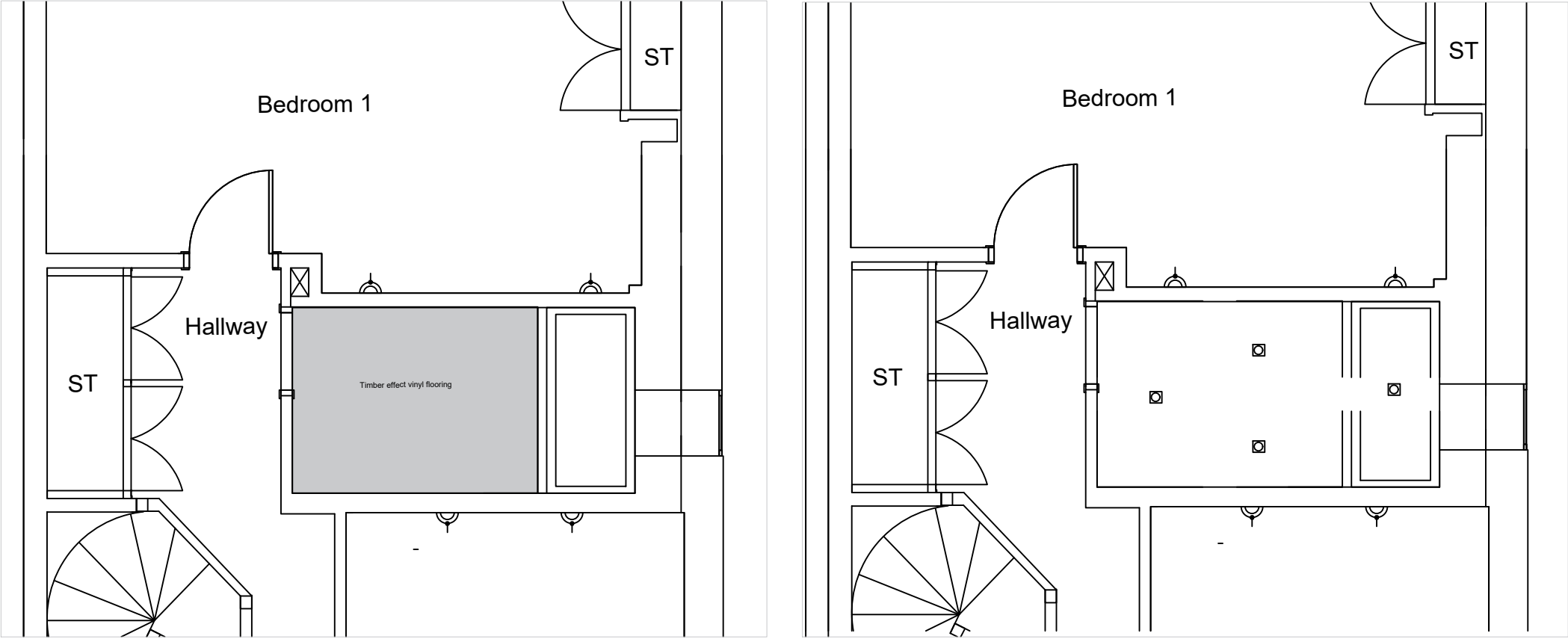




Existing Layout (1:20)



Existing Floor Finishes Plan (1:50) Existing Reflected Ceiling Plan (1:50)

Existing Bathroom consists of the following:

- 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.

Wall:

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 has original stone beyond, which has been framed out and boarded out to receive pipe work and tiling with modern gypsum/tiling plasterboard. There is also a redundant first floor chimney beyond the tiling, which would explain the significant depth of the external wall in this room. The walls are currently not insulated. There is an existing air gap between the timber studs and stone of circa 50mm. The existing stone walls appear partially lime plastered with the remaining of the wall to be exposed stone.

Floor:

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

Ceiling:

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

Pipework:

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.

Ventilation:

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.

Electrics:

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

Proposed Removals:

- Remove existing floor finishes, exposing existing floorboards.
- Remove existing plasterboard, external wall framework 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.

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
Existing Plans and Proposed removals

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-Existing- 01	B