

Application PP-13341512

8 Middle Newgate, Calderbrook Road, Littleborough, OL15 9NU

Grade II Listed

Design and Access Statement

Bathroom refurbishment including new extract fan

Introduction

This Design and Access statement has been prepared to support an application for Listed Building Consent for the refurbishment of the existing first floor bathroom at 8 Middle Newgate, Calderbrook Road, Littleborough.

8 Middle Newgate is an end-of-terrace weaver's cottage located on Calderbrook Road in Littleborough. It was constructed in 1813, and the row of five cottages is listed together at Grade II Level. The property occupies a semi-rural location on the edge of Littleborough town centre (plans have been appended to this Application).

The property underwent extensive remodelling prior to its listing in 1986. The property was in fact two back-to-back cottages for much of its lifetime. A staircase, chimney breast and an internal wall in the kitchen have been removed to make the two properties into one coherent living space.

The bathroom is in need of refurbishment and would benefit from mechanical ventilation to cater for modern living. The existing fixtures and fittings are showing signs of wear and tear and seals are failing increasing the risk of leaks, deterioration to the plaster and floorboards. The current bathroom only has a small casement window for ventilation and, being in the centre of the house, doesn't benefit from cross ventilation.

Design

In submitting this proposal, the following design considerations have been made, respecting the building's designation as a Grade II Listed building:

- Utilising existing penetrations to gable wall for waste pipes.
- Retaining existing casement window, repairing as necessary.
- Retaining the existing bathroom footprint to avoid any further remodelling.
- Selection of a black extract grill cover for new extract fan to match existing pipe work and stone.
- Installing extraction grill in line with existing penetrations to assist in retaining a consistent aesthetic to the gable wall.
- Installing extraction to help prevent the building from experiencing damp or mould caused by extreme humidity particularly, as the house features exposed timbers.
- Replacing damaged or aged fixtures and fittings to reduce risk of leaks.

The extent of the proposed new bathroom is entirely within the existing bathroom footprint. The main works consist of the following:

- Replace the shower over bath with a walk-in shower and add free-standing bath to make the room more flexible.

Indicative position of fan on elevation:



Proposed Methodology

All works will be carried out by a competent bathroom fitter.

1. Carefully remove fixtures, fittings and furniture
2. Carefully remove plasterboard and tiled walls to expose existing partition framework and external stone wall.
3. Remove existing vinyl flooring to expose floorboards
4. Install Rockwool acoustic insulation to partition walls.
5. First fix pipe work and electrics to walls.
6. Re-plasterboard all walls and plaster accordingly.
7. Install new tiles to shower area and timber moulding to remaining walls.
8. Install new timber cill to newly plastered window.
9. Patch repair existing plasterboarded ceiling where existing spots were placed.
10. Install new extract to ceiling, installing ductwork to fan in loft space above.
11. Drill pilot hole to external wall to check positioning in loft space then drill new extract fan hole. Install ductwork to new hole and cover with plastic black grille.
12. Install bath, toilet, heated towel rail and basin and final fix shower and taps.
13. Over board floorboards accordingly to receive new shower tray tray.
14. Tile and grout flooring to suit new layout.
15. Fix final fixtures and fittings such as shower screen.
16. Decorate once plaster is dry.

Access

Access arrangement are not affected by the proposed works.

Appendices:

- Location plan
- Existing plans
- Proposed plans
- Photos of existing bathroom and elevation
- Example of Extract fan specification
- Example of Grille cover specification
- Listing description
- Heritage statement