

Above: image shows the original first floor bathroom (as it was in 1998) after the partition wall had been removed.

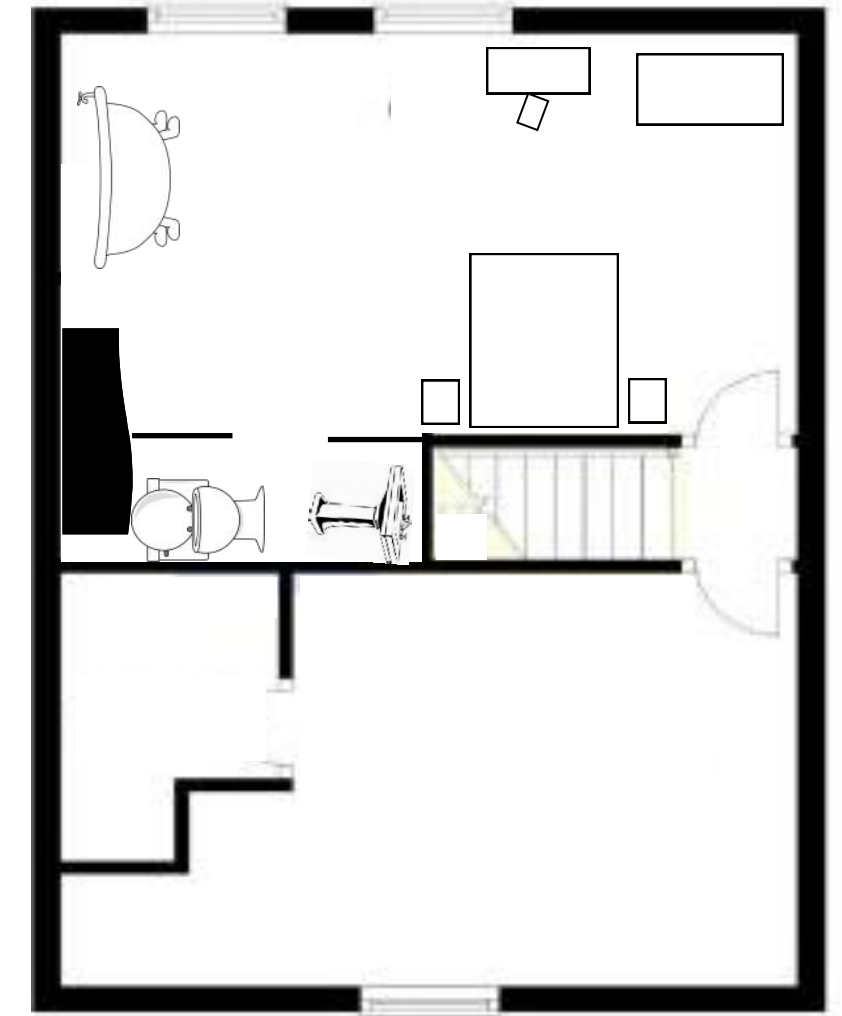
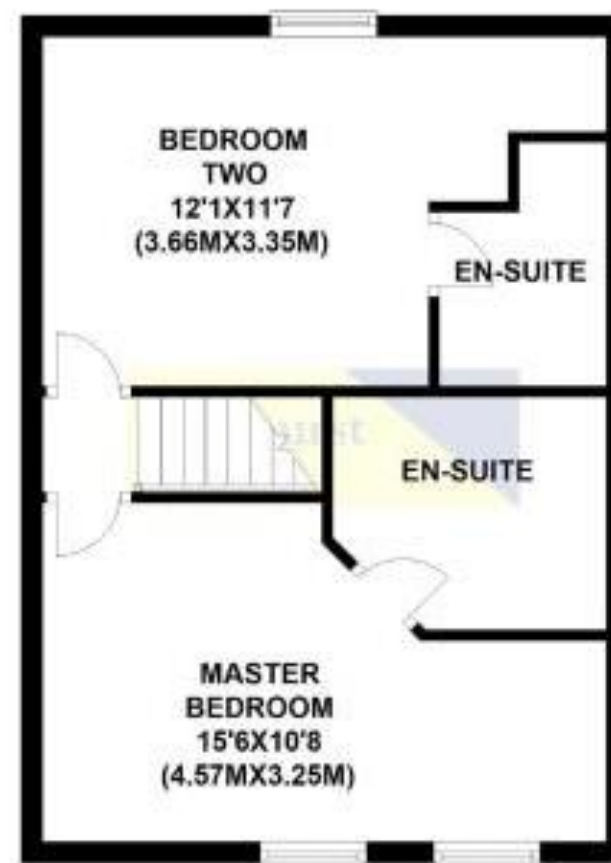
Below: plan showing how the new en-suites deviate from the approved (1998) plans.

Above: original first floor bathroom (as it was in 1998)

Below: Approved proposed bathroom as per 1998 application



Current layout
SECOND FLOOR
APPROX. 438.1 SQ. FEET



Above: proposed rear en-suite bathroom 2018

As part of regularisation it is proposed that the en-suite to the rear bedroom follows the approved 1998 plans for the location of the wash hand basin, W/C and new partition wall with door.

Rather than punch through the wall to locate the bath to the other side of it, it is now proposed this wall's integrity is retained and a free standing bath is situated on a floor tiled surface where the original free standing bath stood in the alcove between the chimney breast and the bathroom window.

This would enable the following:

1. The original (possible 1960's grant) bathroom window to once again ventilate the bath.
2. The original fireplace could be reopened to add further ventilation and brought back into the room as a feature.
3. For reasons of privacy the toilet and wash hand basin would be tucked out of the way in the position of the approved 1998 plans.
4. A free standing bath will add to the character of the room in a way that will:
 - a. Meet the proposed new owners disability needs,
 - b. Replicate where the original (1960's grant/removed 1989) bath stood,
 - c. Create a sense of space and reflect the original (pre-bathroom) rear room plan form and size.



Bathroom fittings for the proposed bathroom



The current bathroom/bedroom layout—the proposal involves removing this ensuite partition that deviated from the permissions of 1998 along with the fitted cupboards and draws. This will enable the room to be returned to its original plan form and a free standing bath to be situated in the alcove under the bathroom window as it did until 1998.



Bathroom window will once again be over the end of the bath.





This current bathroom that deviated from the 1998 permissions will be removed.

