

RE Listed Building Consent: Main Bathroom

The application is made for repairs to damage caused by a water leak. A damp treatment specialist and a structural engineer have advised that this leak started in the shower. The shower is in the main bathroom on the first floor. The water has caused some joists and floor timbers to rot. This has affected the ceiling directly below in the Utility room.

In addition to the required documents I have attached:

1. Photographs showing movement in the floor warranting the initial investigation by a damp specialist (Biocraft). These photos show cracked floor tiles in the bathroom and corresponding cracks to the ceiling in the utility room below. They also show the rotting timber shower frame (modern soft wood frame construction). And how the shower tray has dropped - leaving a gap where it originally met the shower wall tiles. There is also evidence of water damage to the utility ceiling. An external photograph showing how the two rooms sit on top of each other. No external works are required.

2. Structural Engineer's report showing the extent of the damage and the repairs required, including replacement of original materials - like for like. Also a plan that preserves as much of the original joists as possible by bracing the remaining joists with new hard wood timbers. The bathroom will then be returned to it's original state.

We are now ready to proceed and would be grateful if you would give this application your earliest attention. This is our Main Bathroom which is currently un-useable and we are keen to halt any further damage the water ingress may be causing.

Kind regards

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