

*Old Town, Newbury*

*Modular Bathrooms Booklet*

*December 2025*

**LOCHAILORT**

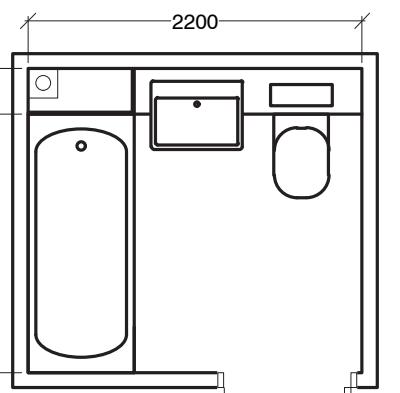
# MODULE TYPES.

169 Modular bathrooms maybe proposed in the flats and maisonettes located on south of the site:

- Victoria Court
- Iron Yard
- Ashton Court
- Plenty's Place.

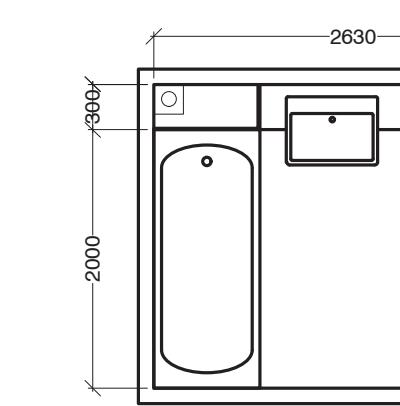
OLD TOWN, NEWBURY.

## MODULE 1:



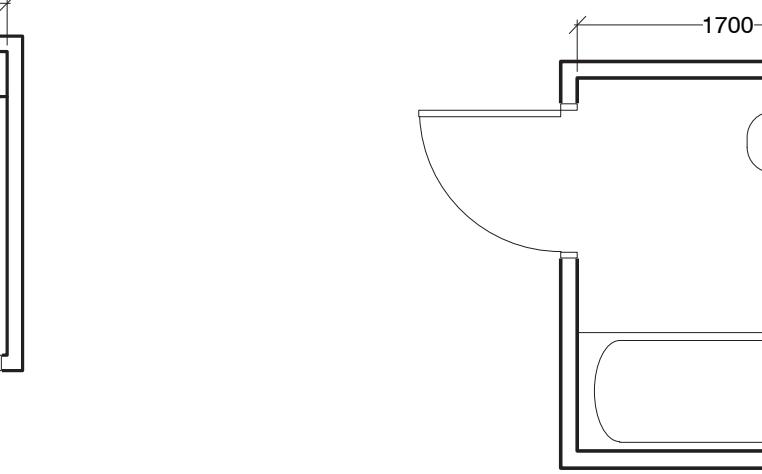
M1:  
Standard Bathroom module  
with vanity and front access.

## MODULE 2:



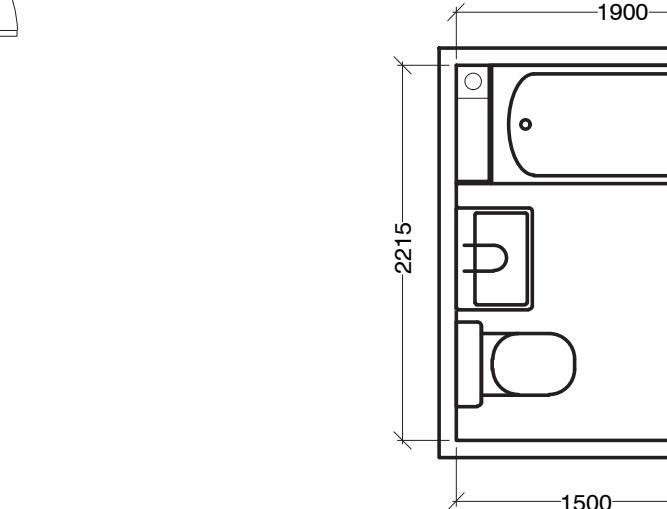
M2:  
Larger Bathroom module to  
accommodate different layout  
scenarios with vanity and  
front access.

## MODULE 3:



M3:  
Standard Bathroom module  
without vanity.

## MODULE 4:



M4:  
L-shaped bathroom to  
accommodate different layout  
scenarios.

# FLOOR PLANS & SCHEDULE.

## LEGEND:

MODULE 1

M1

M1.1

M1.2

MODULE 2

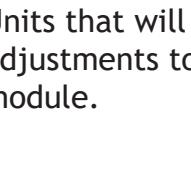
M2

M2.1

MODULE 3

M3

REVISIONS



MODULE 4

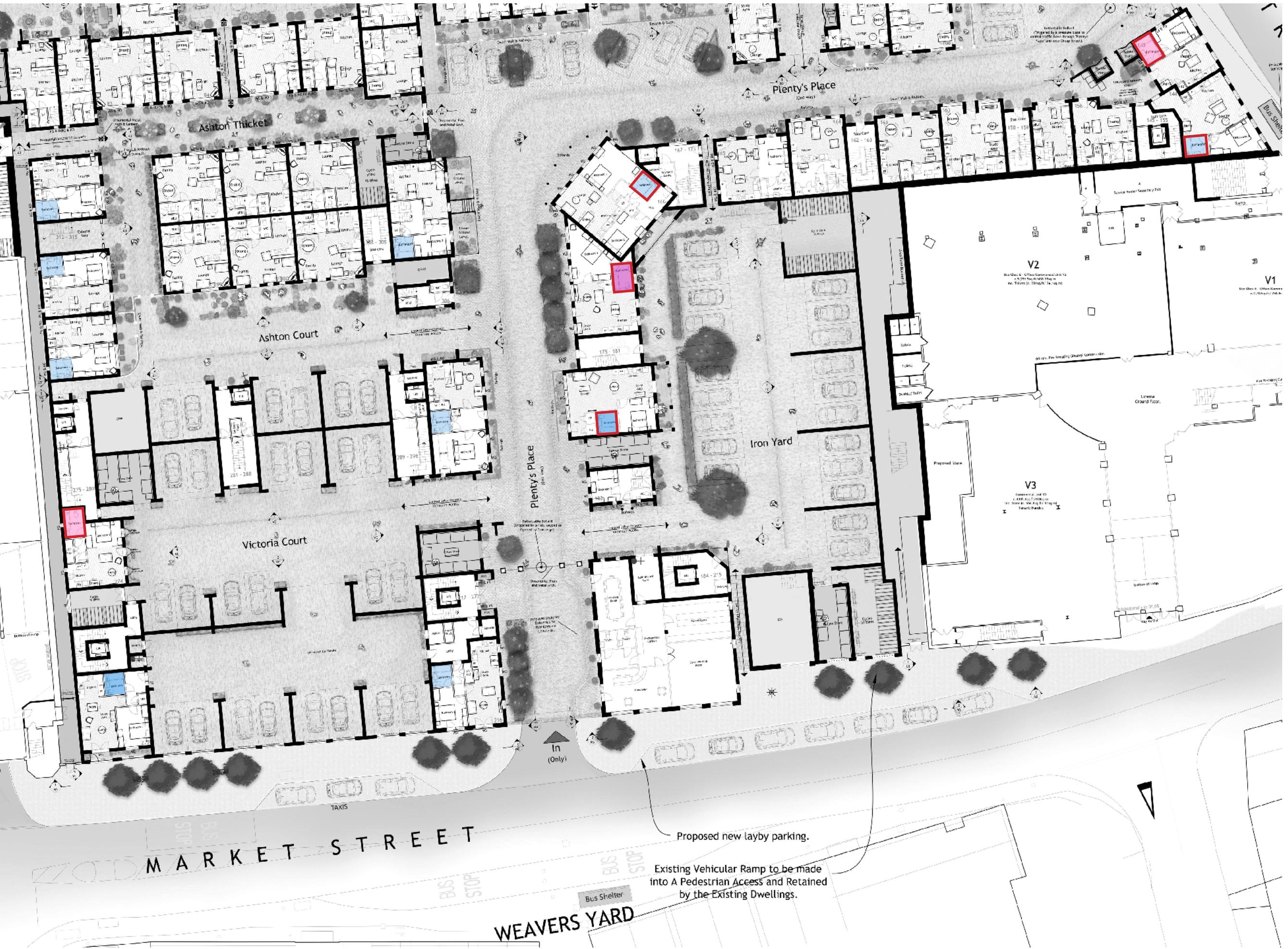
M4

BESPOKE UNITS



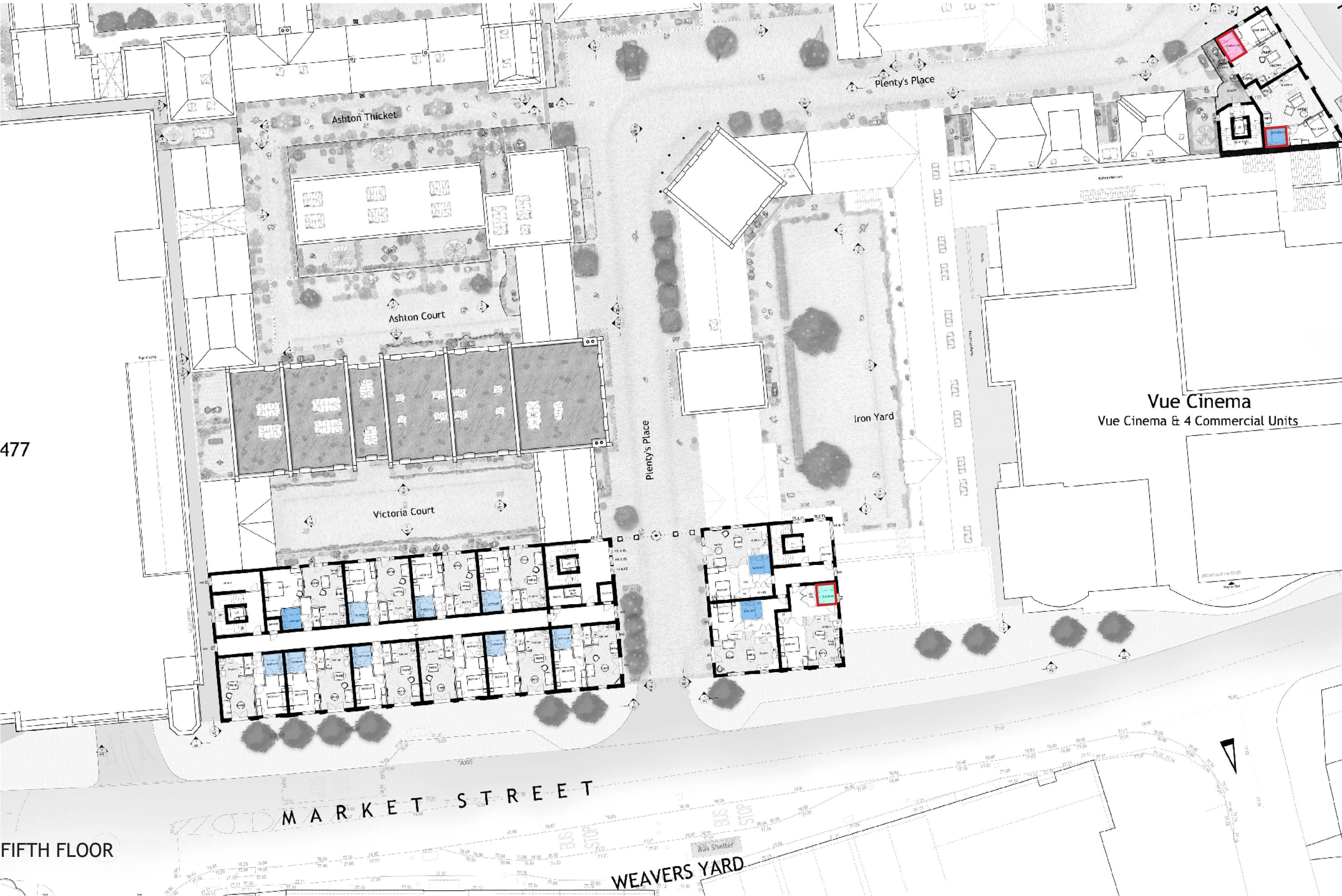
Units that will need layout  
adjustments to suit said  
module.

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## MODULAR BATHROOM SCHEDULE - BY COURTYARD:

Location:	Plot No:	Module Type	Necessary Amendments to internal layout:	Location:	Plot No:	Module Type	Necessary Amendments to internal layout:	Plot No:	Module Type	Necessary Amendments to internal layout:
Plenty's Place	143	M2.1	Depth of bathroom needs to get bigger to reach a 2m depth. Consequently, push bed 1's wall adjacent to the living out to retain a NDSS compliant double bedroom area.	Iron Yard	163	M1.1	N/A	189	M1.1	Reduce width of the bath by 300mm, giving more space in the store.
	144	M1.1	Move wall shared by the bath and bed 1 to achieve a 2.2m width bathroom, giving more floor area to Bed 1.		164	M1	N/A	190	M1.1	Reduce width of the bath by 300mm, giving more space in the store.
	145	M2.1	Increase depth & reduce width to achieve 2x2.63m bathroom. Consequently, push bed 1's wall adjacent to the living out to retain a NDSS compliant double bedroom area.		165	N/A	En-suite only.	191	M1.1	Reduce width of the bath by 300mm, giving more space in the store.
	146	M1.1	Move wall shared by the bath and bed 1 to achieve a 2.2m width bathroom, giving more floor area to Bed 1.		166	M1.1	Move wall shared by the bath and bed 1 to achieve a 2.2m width bathroom, giving more floor area to Bed 1.	192	M1.1	Reduce width of the bath by 300mm, giving more space in the store.
	147	M2.1	Increase depth & reduce width to achieve 2x2.63m bathroom. Consequently, push bed 1's wall adjacent to the living out to retain a NDSS compliant double bedroom area.		167	M1.1	Reduce width of the bath to 2.2m.	193	M1.1	Reduce width of the bath by 300mm, giving more space in the store.
	148	M1.1	Move wall shared by the bath and bed 1 to achieve a 2.2m width bathroom, giving more floor area to Bed 1.		168	M1.1	Move wall shared by the bath and bed 1 to achieve a 2.2m width bathroom, giving more floor area to Bed 1.	194	M2.1	Reduce width of the bath by 70mm & rearrange the layout to comply with M2.
	149	M1.1	Reduce width by 353mm by moving the stairs along one tread.		169	M1.1	Reduce width of the bath to 2.2m.	195	M1	N/A
	150	M2.1	Increase depth & reduce width to achieve 2x2.63m bathroom. Consequently, push bed 1's wall adjacent to the living out to retain a NDSS compliant double bedroom area.		170	M1.1	Move wall shared by the bath and bed 1 to achieve a 2.2m width bathroom, giving more floor area to Bed 1.	196	M1.1	N/A
	151	M1.1	Move wall shared by the bath and bed 1 to achieve a 2.2m width bathroom, giving more floor area to Bed 1.		171	M1.1	Reduce width of the bath to 2.2m.	197	M1	Reduce depth of the bath by 53mm.
	152	M2.1	Increase depth & reduce width to achieve 2x2.63m bathroom. Consequently, push bed 1's wall adjacent to the living out to retain a NDSS compliant double bedroom area.		172	M1.1	Move wall shared by the bath and bed 1 to achieve a 2.2m width bathroom, giving more floor area to Bed 1.	198	M1.2	N/A
	153	M1.1	Move wall shared by the bath and bed 1 to achieve a 2.2m width bathroom, giving more floor area to Bed 1.		173	M1.1	Move wall shared by the bath and bed 1 to achieve a 2.2m width bathroom, giving more floor area to Bed 1.	199	M1.2	N/A
	154	M2.1	Increase depth & reduce width to achieve 2x2.63m bathroom. Consequently, push bed 1's wall adjacent to the living out to retain a NDSS compliant double bedroom area.		174	M2	Bath will become smaller to achieve dimensions 2x 2.2m, gaining more area in bed 1. Rearrange the layout of the bathroom to comply M2.	200	M1.1	N/A
	155	M1.1	Move wall shared by the bath and bed 1 to achieve a 2.2m width bathroom, giving more floor area to Bed 1.		175	M1	N/A	201	M1.1	N/A
	156	M1.1	Reduce width of the bath to 2.2m. Hand bed 1 and 2 so the jack and jill serves bed1.		176	M1.1	Reduce width of the bath by 50mm.	202	M1.1	N/A
	157	M1	Reduce width of the bath by 136mm, gaining more space in the store.		177	M1	N/A	203	M1.1	N/A
	158	N/A	En-suite only.		178	M1.1	Reduce width of the bath by 50mm.	204	M1	N/A
	159	M1.1	Add Vanity and reduce width by 310mm, increasing store space.		179	M1	N/A	205	M1	N/A
	160	M1.1	Move wall shared by the bath and bed 1 to achieve a 2.2m width bathroom, giving more floor area to bed 1.		180	M1.1	Reduce width of the bath by 50mm.	206	M1.1	N/A
	161	M1.1	Move wall shared by the bath and bed 1 to achieve a 2.2m width bathroom, giving more floor area to bed 1.		181	M1.1	Reduce width of the bath by 50mm.	207	M1	Reduce depth of the bath by 53mm.
	162	M1.1	Add vanity and reduce width by 310mm, increasing store space.		182	M1	Reduce depth of the bath by 200mm, giving more floor area to bed 1. Replace Pocket door with standard 83leaf door.	208	M1.2	N/A
	163	M1.1	N/A		183	Bespoke	N/A	209	M1.2	N/A
	164	M1	N/A		184	M1	N/A	210	M1	N/A
	165	N/A	En-suite only.		185	M1.1	N/A	211	M1.1	N/A
	166	M1.1	Move wall shared by the bath and bed 1 to achieve a 2.2m width bathroom, giving more floor area to Bed 1.		186	M1	Reduce depth of the bath to 2m.	212	M1.2	Reduce depth of the bath by 200mm, making the store larger.
	167	M1.1	Reduce width of the bath to 2.2m.		187	M1.2	N/A	213	M1	N/A
	168	M1.1	Move wall shared by the bath and bed 1 to achieve a 2.2m width bathroom, giving more floor area to Bed 1.		188	M1.2	N/A	214	M1	N/A
	169	M1.1	Reduce width of the bath to 2.2m.		189	M1.2	Reduce depth of the bath by 200mm, making the store larger.	215	M1.2	Reduce depth of the bath by 200mm, making the store larger.
	170	M1.1	Move wall shared by the bath and bed 1 to achieve a 2.2m width bathroom, giving more floor area to Bed 1.		190	M1.1	N/A			
	171	M1.1	Reduce width of the bath to 2.2m.		191	M1.1	N/A			
	172	M1.1	Move wall shared by the bath and bed 1 to achieve a 2.2m width bathroom, giving more floor area to Bed 1.		192	M1.1	N/A			
	173	M1.1	Move wall shared by the bath and bed 1 to achieve a 2.2m width bathroom, giving more floor area to Bed 1.		193	M1.1	N/A			
	174	M2	Bath will become smaller to achieve dimensions 2x 2.2m, gaining more area in bed 1. Rearrange the layout of the bathroom to comply M2.		194	M2.1	N/A			
	175	M1	N/A		195	M1	N/A			
	176	M1.1	Reduce width of the bath by 50mm.		196	M1.1	N/A			
	177	M1	N/A		197	M1	N/A			
	178	M1.1	Reduce width of the bath by 50mm.		198	M1.2	N/A			
	179	M1	N/A		199	M1.2	N/A			
	180	M1.1	Reduce width of the bath by 50mm.		200	M1.1	N/A			
	181	M1.1	Reduce width of the bath by 50mm.		201	M1.1	N/A			
	182	M1	Reduce depth of the bath by 200mm, giving more floor area to bed 1. Replace Pocket door with standard 83leaf door.		202	M1.1	N/A			
	183	Bespoke	N/A		203	M1.1	N/A			
	184	M1	N/A		204	M1	N/A			
	185	M1.1	N/A		205	M1	N/A			
	186	M1	Reduce depth of the bath by 50mm.		206	M1.1	N/A			
	187	M1.2	N/A		207	M1	N/A			
	188	M1.2	N/A		208	M1.2	N/A			
	189	M1.2	N/A		209	M1.2	N/A			
	190	M1.1	N/A		210	M1	N/A			
	191	M1.1	N/A		211	M1.1	N/A			
	192	M1.1	N/A		212	M1.2	N/A			
	193	M1.1	N/A		213	M1	N/A			
	194	M2.1	N/A		214	M1	N/A			
	195	M1	N/A		215	M1.2	Reduce depth of the bath by 200mm, making the store larger.			

Location:	Plot No:	Module Type	Necessary Amendments to internal layout:	Plot No:	Module Type	Necessary Amendments to internal layout:	Location:	Plot No:	Module Type	Necessary Amendments to internal layout:
Victoria Court	216	M1.1	N/A	262	M1.1	N/A	Ashton Court	298	M1.1	N/A
	217	M3	N/A	263	M1.1	N/A		299	M1.1	N/A
	218	M1.1	N/A	264	M1.1	N/A		300	M1.1	N/A
	219	M1.1	N/A	265	M1.1	N/A		301	M1.1	N/A
	220	M1.1	N/A	266	M1.1	N/A		302	M2.1	Add Vanity and make 3mm wider.
	221	M1.1	N/A	267	M1.1	N/A		303	M2.1	Add Vanity and make 3mm wider.
	222	M1.1	N/A	268	M1.1	N/A		304	M1	Remove L shape bath with M1 module, making the store larger with double door access from the living space. Rearrange the lounge and dining to work with these changes.
	223	M1.1	N/A	269	M1.1	N/A		305	M1.1	N/A
	224	M1.1	N/A	270	M1	N/A		306	Bespoke	N/A
	225	M1.1	N/A	271	M1.1	N/A		307	M1.1	N/A
	226	M1.1	N/A	272	M1.1	N/A		308	M1.1	N/A
	227	M1.1	N/A	273	M1	N/A		309	M1.1	N/A
	228	M1.1	N/A	274	M2.1	Rearrange the layout of the bathroom to comply with M2.1 and reduce the width to 2.63m, giving more storage space.		310	M1.1	N/A
	229	M3	N/A	275	M1.1	N/A		311	M1.1	N/A
	230	M1.1	N/A	276	M1.1	N/A		312	M1.1	N/A
	231	M1.1	N/A	277	M1.1	N/A		313	M1.1	N/A
	232	M1.1	N/A	278	M1.1	Reduce width of the bath by 50mm.		314	M2.1	Reduce the depth of the bath by 45mm
	233	M1.1	N/A	279	M2.1	Increase depth & reduce width to achieve 2x2.63m bathroom. Consequently, push bed 1's wall adjacent to the living out to retain a NDSS compliant double bedroom area.		315	M2.1	Reduce the depth of the bath by 45mm
	234	M1.1	N/A	280	M2.1	Increase depth & reduce width to achieve 2x2.63m bathroom. Consequently, push bed 1's wall adjacent to the living out to retain a NDSS compliant double bedroom area.		316	M1.1	N/A
	235	M1.1	N/A	281	M1.1	N/A				
	236	M1.1	N/A	282	M1.1	N/A				
	237	M1.1	N/A	283	M1.1	N/A				
	238	M1.1	N/A	284	M1.1	N/A				
	239	M1.1	N/A	285	M4	N/A				
	240	M1.1	N/A	286	M4	N/A				
	241	Bespoke	N/A	287	M1.1	N/A				
	242	M1.1	N/A	288	M1.1	N/A				
	243	M1.1	N/A	289	M1.2	Reduce width of the bathroom by 225mm, giving more floor area to bed1.				
	244	M1.1	N/A	290	M1.1	N/A				
	245	M1.1	N/A	291	M1.1	N/A				
	246	M1.1	N/A	292	M1.2	Reduce width of the bathroom by 225mm, giving more floor area to bed1.				
	247	M1.1	N/A	293	M1.2	Reduce width of the bathroom by 225mm, giving more floor area to bed1.				
	248	M1.1	N/A	294	M1.1	N/A				
	249	M1.1	N/A	295	M1.1	N/A				
	250	M1.1	N/A	296	M1.2	Reduce width of the bathroom by 225mm, giving more floor area to bed1.				
	251	M1.1	N/A	297	M1.1	N/A				
	252	M1.1	N/A	298	M1.1	N/A				
	253	M1.1	N/A	299	M1.1	N/A				
	254	M1.1	N/A	300	M1.1	N/A				
	255	M1.1	N/A	301	M1.1	N/A				
	256	M1.1	N/A	302	M2.1	Add Vanity and make 3mm wider.				
	257	M1.1	N/A	303	M2.1	Add Vanity and make 3mm wider.				
	258	M1.1	N/A	304	M1	Remove L shape bath with M1 module, making the store larger with double door access from the living space. Rearrange the lounge and dining to work with these changes.				
	259	M1.1	N/A	305	M1.1	N/A				
	260	M1	N/A	306	Bespoke	N/A				
	261	M1.1	N/A	307	M1.1	N/A				

## MODULAR BATHROOM SUMMARY:

Modular Bathroom Summary					Old Town, Newbury - Residential Scheme (1940)
Court Yard:					Total:
Module Types					
Module 1	Bespoke				0 1 1 1 3
	M1				1 15 3 1 20
	M1.1				12 26 66 13 117
	M1.2				0 9 4 0 13
Module 1 Total					13 50 73 14 150
Module 2	M2				0 1 0 0 1
	M2.1				6 1 3 4 14
	Module 2 Total				6 2 3 4 15
Module 3	M3				0 0 2 0 2
Module 4	M4				0 0 2 0 2
TOTAL NO. OF MODULAR BATHROOMS					169



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