



ULTIMATE LONDON BATHROOM RENOVATION PLANNING GUIDE

A comprehensive guide covering budgeting, bathroom layouts, plumbing considerations, fixture selection, and renovation timelines.

1. FINANCIAL & BUDGET PLANNING

- **Structural Allocations:** Allocate 60-70% for core professional labour, plumbing, structural fixes, and waterproofing.
- **Fixtures & Finishes:** Set aside 25-30% for brassware, sanitaryware, tiling, and cabinetry finishes.
- **Contingency Reserve:** Maintain a strict 10-15% margin for hidden pipe corrosion, legacy wiring fixes, or joist repairs typical of London period properties.

2. SPATIAL LAYOUT & ERGONOMICS

- **Activity Clearances:** Ensure a baseline of 700mm in front of the basin and toilet, and 1000mm clear space for comfortable shower entry.
- **Doorway Conversions:** Evaluate inward-opening doors vs. pocket doors to recapture valuable internal floor area.
- **Storage Strategy:** Incorporate recessed wall niches, floating vanities, and mirrored cabinets to de-clutter spatial sightlines.

3. ADVANCED PLUMBING INFRASTRUCTURE

- **Soil Stack Constraints:** Situate the toilet within 2–4 metres of the primary soil stack to avoid complex structural flooring alterations.
- **Water Pressure System:** Assess existing gravity-fed or combi-boiler configurations to see if a booster pump is needed.
- **Drainage Pitching:** Maintain a continuous 1:40 minimum gradient drop for all wastewater waste pipes behind panels.

4. PREMIUM FIXTURE SELECTION

- **Sanitaryware Quality:** Prioritize vitrified ceramic or solid composite basins and toilets for long-term scratch and chemical resistance.
- **Material Finishes:** Opt for PVD-coated brassware over standard electroplating to prevent surface tarnishing or peeling.
- **Heating Solutions:** Calculate British Thermal Units (BTU) needed to size towel radiators accurately.

5. STANDARD RENOVATION MASTER TIMELINE

- **Week 1 — Strip Out & First Fix:** Safe disconnection, structural rip-out, pipework re-routing, and electrical first-fix.
- **Week 2 — Structural Preparation & Waterproofing:** Plasterboarding, extensive multi-coat tanking/waterproofing, and flooring levelling.
- **Week 3 — Tiling, Grouting & Second Fix:** Precision surface tiling, layout grouting, second-fix cabinetry, and decorative styling.
- **Week 4 — Commissioning & Handover:** Fitting final brassware, electrical testing, water pressure balancing, and full detailing.

Are you ready to transform your bathroom into a bespoke sanctuary? Let our experienced structural and installation team guide you from concept to reality.

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