



- Supply and fit a **Priya Walk in bath** with glass door as supplied by **Bathroom Supplies Online.com** complete incorporating all supply and waste plumbing making new connections to waste, hot and cold water supplies. (waste to be installed underfloor). Temperature to be set to 44°C maximum (via taps or mixer valve). All internal waste pipes to be in white, with external pipework of colour to match existing. Seal between bath and wall with white silicon sealant. Provide and fix 3 course tiled splash back to bath. All exposed supply pipework to be in chrome with compression fittings. Include for full bore isolation valves to service pipework.
- Provide and fix new Armitage Shanks Sandringham smooth, close coupled (400mm high) WC pan and 4/2.6 litre dual flush cistern so as to be 400mm (to centreline of wc) away from adjacent wall. WC to be fixed to floor with brass screws and cup washers. Make all connections to waste and cold water supply vertically to allow for addition/removal of plinth at future date. Provide silicon sealant between wc pan and floor. Where possible all pipework to be hidden with any exposed pipework in chrome finish with compression joints. Include for full bore isolation valve to service pipework.
- Where ever possible the supply and waste pipes should be hidden. Box in any waste pipes passing through the bathroom area in 12mm exterior quality plywood finished in matching ceramic tiles.

- Drainage**
- Form new 110mm PVCu stub stack (suitable for external use with FloPlast Ltd Air admittance valve (having BBA certification 06/4343) to height of 1000mm above FFL. Stack to be suitably secured to wall with brackets at high and low level.
 - Excavate for and lay new drains, to be 110mm uPVC type laid to a minimum fall of 1 in 80, flexible jointed on 100mm bed and haunch of 20mm granular material. Drains passing under building to be encased in 100mm granular material and 150mm compacted hardcore to BS 5955: part 6: 1980. Drains passing through walls to have a reinforced concrete lintel over to give 50mm clearance all round the pipe with the opening masked either side to prevent the ingress of soil. All drainage to be agreed on site to the approval of the Local Authority Building Control Surveyor. All to comply with The Building Regulations 2000, Part H - Drainage and waste disposal. Re-lay slabbing and make good on completion.
 - UPVC inspection chambers. To be bedded on 100mm depth of 20mm down pea gravel with 100mm of 20mm down sidefill to within 150mm of frame and cover datum. Provide minimum of 150mm x 150mm concrete (1:3:6 mix) surround to cover and frame.
 - Connect waste to existing foul sewer with PVCu type drains (110 mm dia. for wc, waste, 50 mm dia. for bath and 40 mm dia. wash hand basin wastes) laid to a minimum fall of 1 in 80. (waste to be installed in boxing). All internal waste pipes to be in white.

- Plumbing**
- Existing installations must be thoroughly flushed with Ferroquest and treated with an inhibitor (Ferox or similar) on completion.
 - Provide and fit to bedroom a new thermostatically controlled convector radiator sized to suit, to provide a temperature of 22 deg. C when the outside temperature is -5 deg. C, and connect into existing central heating system, allow for all necessary diversion and connection of pipework.

- Electrics**
- Examine the existing electrical system/consumer unit and extend with new 4 way consumer unit as necessary (new RCD protected circuits to whole of shower room) to provide the following fittings. Terminate all redundant electrical fittings and extend or alter to provide fully recessed new flush fittings. The electrical contractor shall ensure that work is designed, installed, inspected and tested by a competent person and that the installation complies with the latest edition Building Regulations (Part P) electrical safety. Upon completion, certification and test results are to be issued in accordance with the latest amendment of (Part P) and BS 7671: 2018.
 - Provide and fix to bath area 1no. ceiling mounted IP65 rated LED (min 75 lumen luminous efficacy) bulk-head light fitting with wall mounted switch, and make all connections.
 - Provide and fix new wall mounted switch with ceiling rose to bedroom all connected into existing lighting circuit. Make safe all redundant circuits/fittings.
 - Provide and fit to bath area a Vent Axia VASF100HTV IP45 rated extractor fan with integral humidity sensor (incorporating a permanent live), and built into external wall. The fan to be set to capacity of 22 litres per second and is to be operated by the humidistat or from the pull cord, (not by the light switch). Fan comes with 5 year warranty and suitable for wall, ceiling or window mounting.
 - Allow for re-siting light switches and sockets and telephone connections as required. Positions to be agreed with client.

- Finishes**
- Provide and fix white "Bumpy" ceramic tiles (full height) to the 3 walls adjacent to the bath area with waterproof grouted joints. The tiles should be positioned so that the first row is aligned with the Captile edging strip. Finish vertical edges and corners of wall tiling with quarter round white plastic tile bead. Where a window is within the tiled area both reveals and cill must be tiled.
 - Provide and fit 1 no. 450mm AKW Medicare (ref 01660WH) natural grip grab rails to client's requirements to wc. Provide plastic covers to cover screw heads. Client to confirm positioning.
 - Provide and fit 2m long x appropriate width white nylon shower curtain (2no if necessary) so as to fully enclose bath area together with AKW Medicare shower rail and ceiling support stays. Shower curtain to be 113g. nylon type, weighted and positioned so as to just touch the floor

- Decorations**
- Allow for patching of decorations local to areas where new openings have been formed or widened.
 - Make good to all surfaces on completion (i.e. filling/sanding down uneven surfaces and painting to match existing) and all walls/ceilings that are not tiled are to receive two coats of anti-fungal emulsion
 - All new timber and joinery affected by works to be thoroughly filled and sanded down smooth to receive primer, two coats of undercoat and one coat full gloss anti-fungal brilliant white or to match existing. All nail and screw holes in timberwork to be filled and sanded smooth prior to painting.
 - Lay Clarke drain - CD422 level threshold drainage system available from: Clark-Drain Ltd, to satisfaction of Local Authority Building Control between platform and front door. Channels to be set in concrete bed and haunching to manufacturers instructions. New raindrain set in line with level access threshold. Connect to existing raindrain outlet.

- Block paved ramp**
- Part remove existing block paved hardstanding at front of house, and form new level platform of minimum size 1200 x 1200mm of 200 x 100 x 60mm paving blocks, on 50 mm well compacted sand bed, on min. 100 mm well consolidated sulphate free hardcore. Lay pavings down at slope of 1 in 12 to all directions to existing paving level and ensure a smooth transition between. Rainwater to dissipate between blocks.

Title
Proposed garage conversion
Client
Mr Phillips
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 **Bracknell Forest Council**
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Date
October 2023
Scale
1:50
Drawing No.
5839/2

Proposed Ground Floor Plan 1:50 - scheme agreed