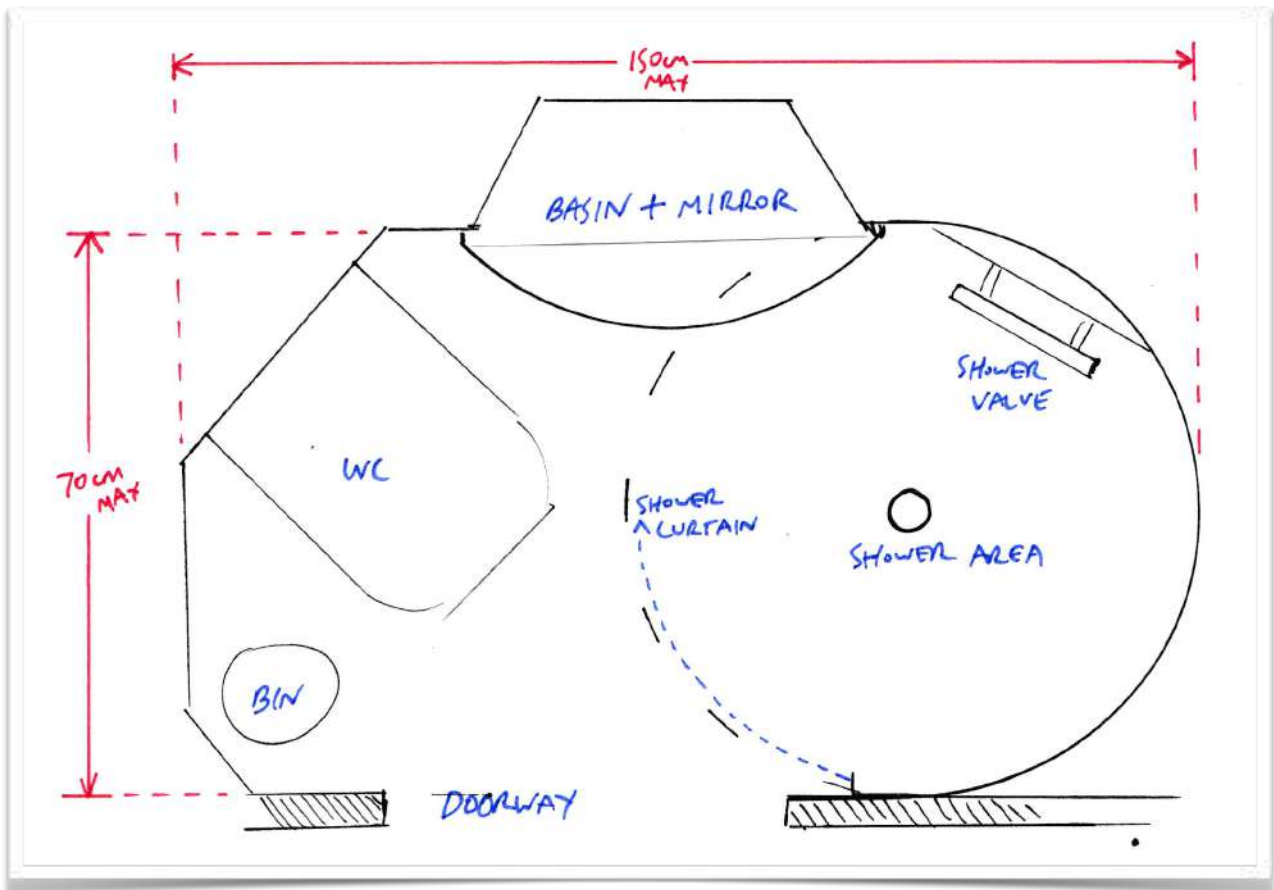


Table of Contents

Introduction	4
FEASABILITY ASSESMENT	
Can I have an en suite? (the 4 critical factors).	4
Permission: Gaining permission for an en suite	10
Budget: How much does a new en suite cost?	13
Budget: Case studies	14
Budget: The difference between cost & value	26
3 ways to find space for an en suite (including the smallest size for an en suite)	29
Drainage Limitations to En Suite Positioning	37
FAQ's	
How long does it take to fit an en suite?	43
How is an en suite fitted?	49
Who's going to install your en suite	57
PLANNING	
Working out en suite layouts (including static & dynamic clearances)	61
Natural light	66
Privacy	69
Humidity	70
Fitting a bath into an en suite	75
Limiting Potential Problems When Planning an En Suite	82
TIPS	



Budget: Case Studies

Project managed en suite installations from start to finish

As I carry out project managed en suite installations regularly I have put together some case study costings to give you some ideas as to where your project may lie on the spectrum.

[Case study 1](#)

SUMMARY: An en suite added to the eaves of a property on the 3rd floor
(Click the link above to read about it in more detail.)

COST: Approx £3500 - £4000

TIME TAKEN: 1.5 week

SIZE: 100 x 300cm



3 Ways to Find Space for an En Suite

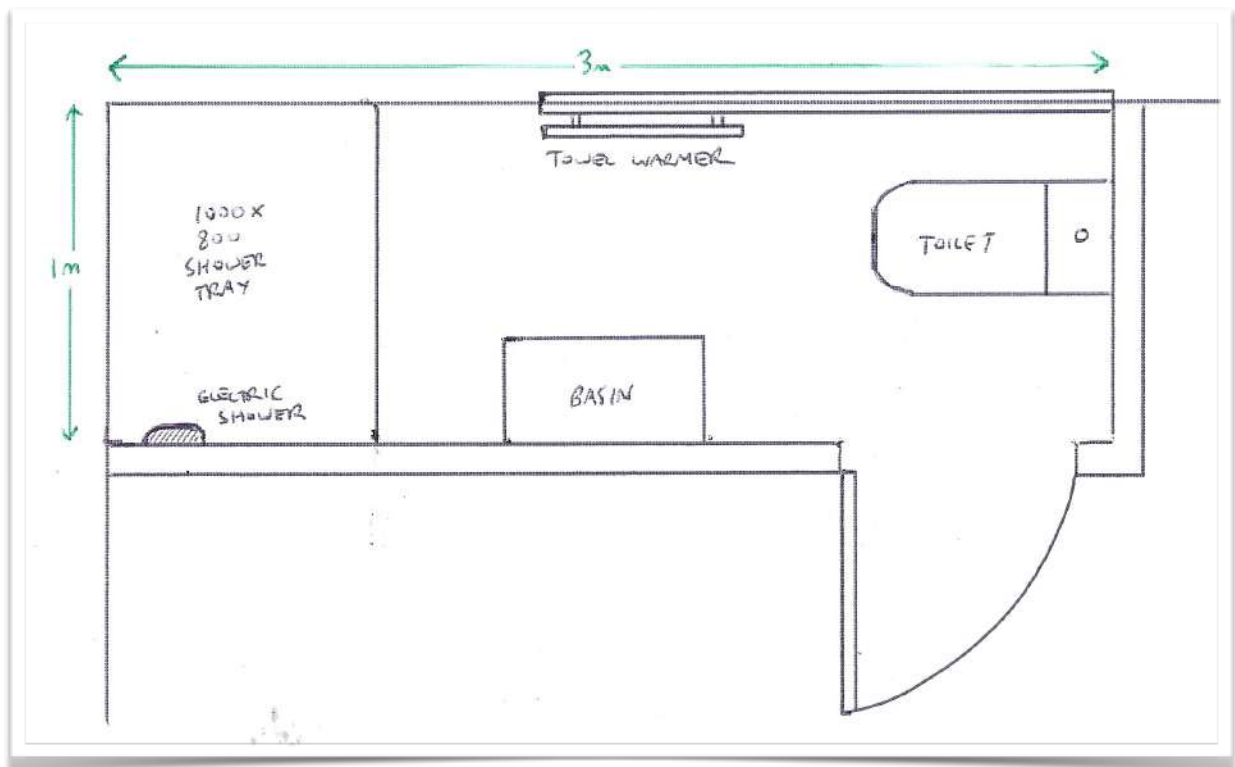
There are a few options as to how you find this MINIMUM space for your en suite (we'll get to dealing with small spaces later)

The minimum size for a useable [en suite shower room](#) is approximately 180cm x 70cm

Option 1: Studding off the corner of a bedroom to make an en suite

The most common way of adding an en suite to a bedroom is to cordon off a corner with new timber studwork.

This usually involves building 2 stud walls to define the space...

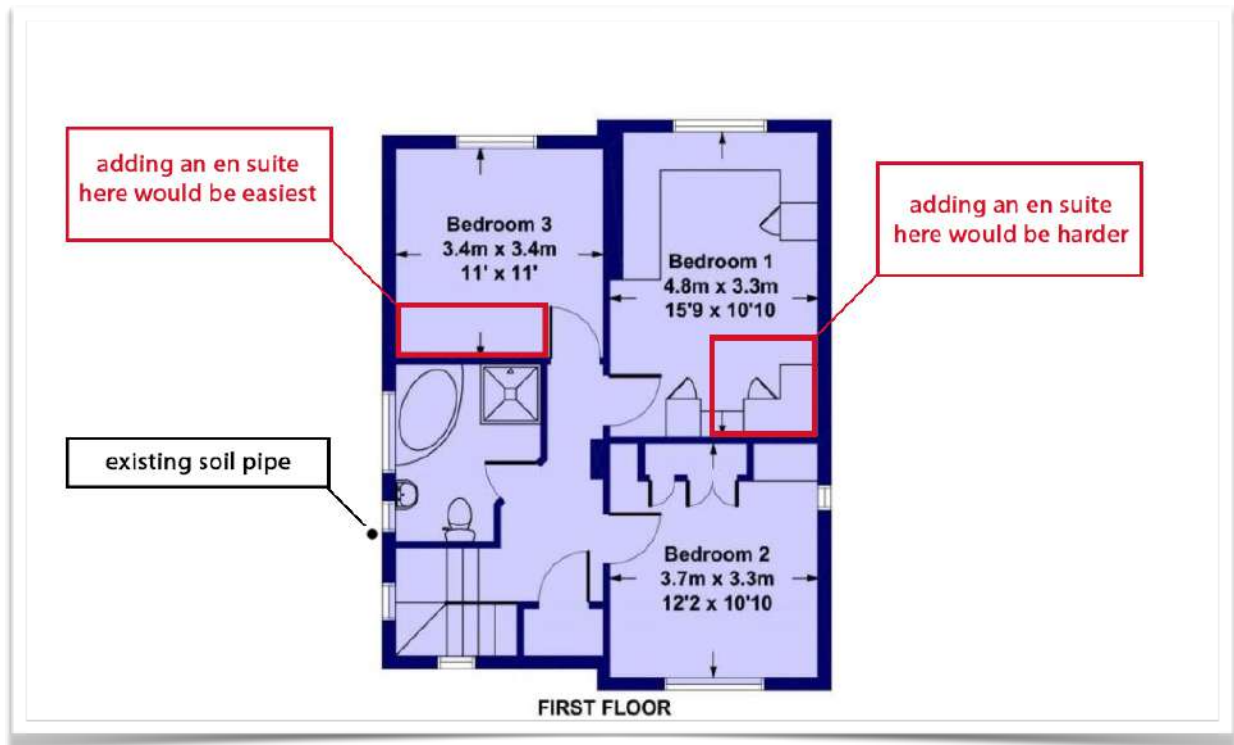


or could even involve building 2 walls with a chamfered corner to create more space in the bedroom.

Examples

Easy addition of an en suite

The example above shows how the en suite on the left (assuming there's sufficient space in the bedroom) can easily be connected up to the existing soil pipe on the outside of the house (that serves the current bathroom).



However adding an en suite to the opposite side of the house would be much more difficult as:

- running drainage pipes from one side of the house to the other is not always possible and there are many factors that influence this: distance, fall, joist direction, stairwells etc.

As with all building work, the word 'difficult' can be interchanged with the word 'costly' or even 'impossible'.

Difficult addition of an en suite 1

This example shows how adding an en suite to the 1st or 2nd bedroom would prove difficult due to drainage restrictions.

This is because the proposed position of the en suite is on the opposite side of the house to the existing soil pipe.

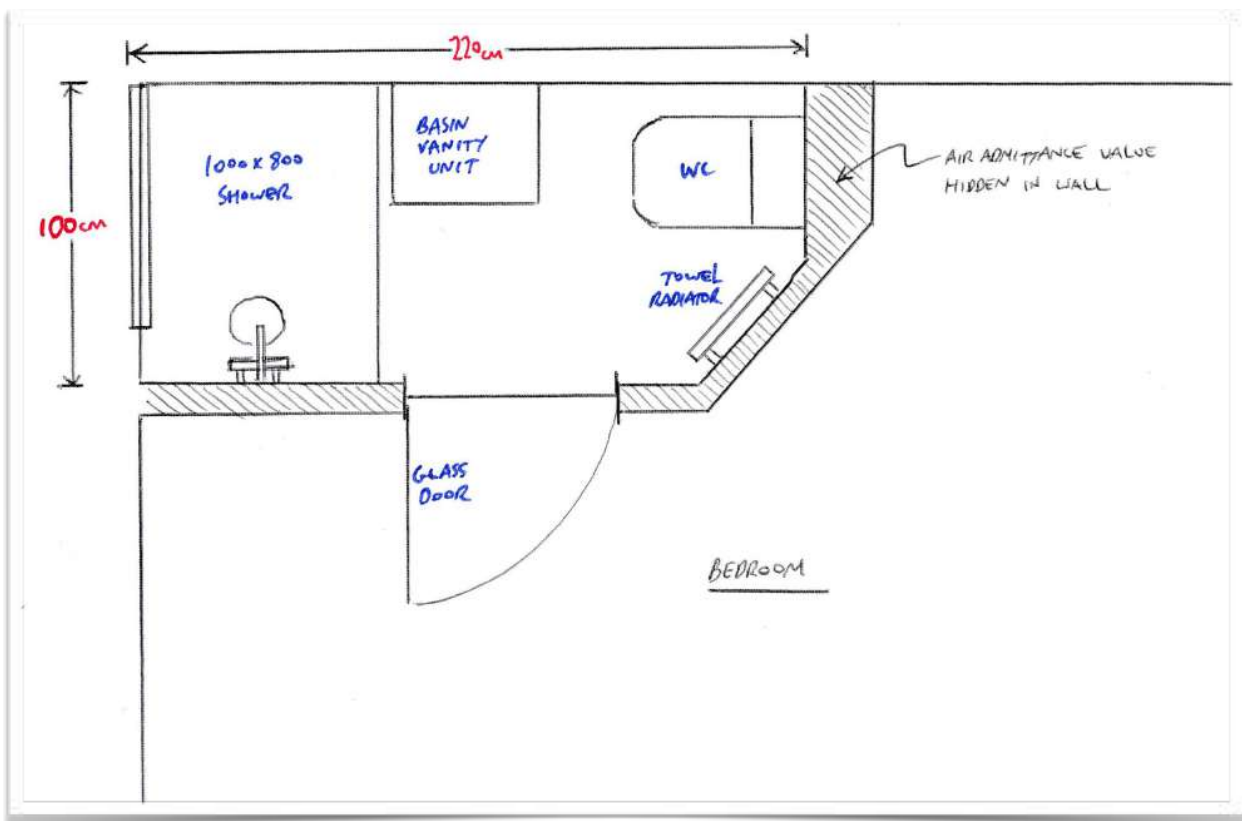
How is an En Suite Fitted?

Work sequencing

Generally most en suites will follow this basic schedule, though there will often be some overlap or changes in sequencing that invariably comes with doing building work, trade availability and many other constraints.

This is where a team that works together a lot has a big advantage over a team of strangers.

Planning



- Layout is determined
- Suite items are chosen
- Tiles (or wet panels) are chosen
- Floor covering is chosen
- Details are decided upon (paint colours, light fittings etc)
- Waste disposal is arranged along with all deliveries, tradesmen, etc
- Building notice is submitted with appropriate fee to the local council

En Suite Installation Checklist

If you're planning an en suite use this checklist to make sure you've covered all the bases.

Feasibility

- Do you have permission for your en suite? YES NO
- Write down your budget here: £ _____
- Where do you plan to put the en suite? _____
- Write down how big the room will be internally (MINIMUM size is 70cm x 180cm) _____
- Will you be able to run drainage pipes from the en suite? YES NO
- Will you be able to pick up the hot & cold pipework to the en suite? YES NO
- Will you be able to pick up the central heating pipework to the en suite? YES NO
- Have you decided on the EXACT schedule of works (what is being done / not done) YES NO
- If not, what is left to decide _____
-

Procurement

- Have you chosen your suite items & arranged delivery? YES NO
- Have you chosen your tiles or wetwall panels & arranged delivery? YES NO
- Have you chosen your floor covering & arranged delivery? YES NO

Installation

- Who will install your en suite? DIY SUBBIES TURNKEY
- How will waste be disposed of and who pays for this?
- How will the different trades' workload be divided?
- How and when will people be paid?

Recommended lead times – when do do things (measured in weeks prior to work beginning)

Obviously exact lead times will differ based on local suppliers, but based on my experience I would suggest the following:

- Planning your en suite Before you see an installer (to be completed with his help*)
- Getting installation quotes Up to 6 months (depending on installer availability)
- Booking your installer Up to 6 months (less for installers less in demand)
- Ordering glass doors 3-4 weeks
- Council building applications 2 weeks
- Ordering UPVC windows 2 weeks
- Scaffolding 2 weeks
- Ordering suite 2 weeks
- Skip 1 week