

1.00 Introduction

- 1.01 This schedule of works is intended to describe the works, both remedial and new, proposed to implement a revised scheme for the conversion of the former Squash Court to estate offices on the Beechwood Estate in Highgate, London N6.
- 1.02 This schedule has been prepared to support an application for Planning and Listed Building Consent submitted by Planning Potential on behalf of the applicant and owner of the Beechwood Estate, Hanley Limited.
- 1.03 This schedule should be read in conjunction with the following:
- As Existing Drawings – Drawings Nos. 2230-06/00/01-06
 - As Built Drawings – Drawings Nos. 2230-10/00/01-06
 - As Proposed Drawings – Drawings Nos. 2230-06/01/01-06
- 1.04 This schedule lists the following works:
1. Those works carried out in 2016 for which retrospective consent is sought.
 2. Those works carried out in 2016 that are to be removed and the building reinstated to its former layout and detail.
 3. New works proposed to be carried out to implement the scheme (as proposed) for the conversion of the former Squash Court to estate offices.

2.00 Works to be Retained (Retrospective Consent)

- 2.01 Decayed timber flooring removed across former squash court under 'controlled conditions' due to the presence of asbestos in the sub-floor. Decayed timber grounds and screed infill removed and remedial repairs to asphalt damp-proof membrane (DPM) carried out.
- Asphalt DPM overlaid with solid insulation board ready to receive replacement floor finishes.
- 2.02 Existing surface run drainage for kitchenette in Lobby area removed and new below ground drainage connection provided from new internal stack (SVP) to existing inspection chamber at front of former Squash Court building.
- 2.03 New Cloakroom formed with studwork partition and 2 panelled timber door and associated joinery to match existing details. Provide new limestone tile flooring to Cloakroom and Entrance lobby area, retaining existing matwell.

- 2.04 New 'Pod' addition for Meeting Room and Servery inserted at east end of former squash court, constructed in timber studwork and plasterboard partitions with glazed and panelled timber doors. Meeting room floor in carpet, servery with vinyl floor covering.
- 2.05 External walls of former squash court overlaid from floor to ceiling with new insulated plasterboard lining on battens as indicated.
- Note: Entrance lobby area and Gallery end gable are not dry-lined.
- 2.06 2 No. steel beams inserted to support mezzanine floor of 'Pod' over Meeting Room/Servery with end-bearing formed in external walls for masonry padstone support. Floor formed with timber joists overlaid with tongue & grooved timber flooring with plasterboard ceilings below.
- 2.07 High level bulkhead formed at east end of former squash court over existing timber ventilation grille to provide ventilation and house ductwork and heat recovery plant for Meeting Room, Servery and offices.
- 2.08 Existing patent glazed rooflight replaced to same layout with new grey coloured powder coated aluminium glazing bars with laminated safety double glazing. 4 No. new rooflights incorporated for natural ventilation as indicated.
- 2.09 Decayed timber boarding removed from underside of rafters to effect structural repairs to decayed rafter feet and wall plates. Roof insulation board inserted between rafters to underside of retained sarking boards and over-boarded with plasterboard to form a 'warm roof'.
- 2.10 The former squash court had been subdivided by previous owners by a full height studwork and plywood partition to create separate storage areas. This has been removed (indicated in an orange dashed line).

3.00 Remedial Works

- 3.01 This section lists the works that are proposed to be undertaken to remove items of work undertaken in 2016 and the associated remedial works that may be required to reinstate the original layout and detail of the former Squash Court.

The 'removal/demolition' works are those indicated on the 'As-Built' drawings coloured yellow.

Those for which consent is sought for their retention are indicated coloured in red.

- 3.02 Remove 2 No. studwork storage cupboards inserted at the west end of the former squash court at ground floor.
- 3.03 Remove set of glazed double doors from doorway to former squash court, make good masonry walling and finishes to reinstate door to original layout and detail.
- 3.04 Remove inserted mezzanine floor structure (hatched yellow area on plan) and associated steel supporting beams (A-C), making good walling to beam end bearing pockets, and dry-lining to walls.
- 3.05 Remove plasterboard and glazed timber partitions at east end of the mezzanine entirely and make good adjoining surfaces.
- 3.06 Remove stud walling and associated joinery and doors forming fin wall between the Gallery and mezzanine, including WC, IT and Storage cupboards on the Gallery.
- 3.07 Remove dado rail electrical trunking from mezzanine area, retain only at the retained mezzanine area at the east end of the former court area over the ground floor Meeting Room/Servery 'Pod'.
- 3.08 Remove high level Room Air-conditioning Units (ACU) on north and south walls.

4.00 Proposed Works

- 4.01 This section lists the works that are proposed to be undertaken in addition to those elements retained to implement the revised scheme for the conversion of the former Squash Court to estate offices for which consent is sought.

These additional/new works are those indicated on the 'As-Proposed' drawings coloured red.

Those for which consent is sought for their retention are indicated coloured in orange.

- 4.02 Overlay existing insulated board subfloor across former court area with new Beech timber strip flooring to match former layout and finish.
- 4.03 Provide new metal spiral stair and associated landing to mezzanine office area over Meeting Room/Servery 'Pod', with chrome finish to handrail and open balustrading.
- 4.04 Reinstate guarding at edge of Gallery overlooking former court with hardwood handrail, painted timber posts and painted board infill panels to match former layout and detail.

- 4.05 Reinstall handrail and painted timber balusters along guarding to Gallery stair landing. Incorporate into new studwork enclosure to house electrical distribution board. Detail with 'shadow gaps' at junction with all adjoining surfaces and with flush painted timber door leaf.
- 4.06 Form new studwork enclosure to house IT Cupboard and adjoining cleaners' cupboard with service riser duct at rear. Detail with 'shadow gaps' and junction with all adjoining surfaces and with flush painted timber door leaf.
- 4.07 Relocate 2 No ACUs from high level to walls small side walls of Gallery cupboards and replace 2 No. high level ACUs with 2 new floor standing units at ground floor in new 'office' area.
- 4.08 Adapt existing services installation to reflect amended layout, provide extended drop to suspended light fittings over main office area at ground floor, remove redundant fittings, switches, etc and make good finishes.
- 4.09 Generally, make good decorations as necessary throughout and introduce and 'green line' painted onto the walls to reinstate the former squash court markings visibly.

5.00 External Works

- 5.01 The former squash court had comprehensive conservation repairs carried out to its external envelope in 2016 including re-pointing of brickwork, recovering of the slate roofing utilising existing slates, renewal of lead lined parapet gutters and flashing and general redecoration of external painted joinery.

A number of alterations were also carried out, which were intended to restore and enhance the external appearance and character of the building.

- 5.02 These are indicated on the drawings and include:
1. Replacement of modern plastic 'bulkhead' type light fitting over entrance door with new period Carriage Lantern.
 2. Replacement of modern plastic rainwater goods with painted cast iron rainwater goods to match existing.
 3. Provision of a replacement rooflight incorporating 4 No. new opening fanlights for ventilation.
 4. 2 No. new condensing units for the ACUs in the former Squash Court interior located on a former plant plinth in the enclosed courtyard services area.

6.00 'As Existing' Photographs

Refer to attached Appendix A.

**FORMER SQUASH COURT, BEECHWOOD
FULL SCHEDULE OF WORKS**

