

LYNDON GOODE ARCHITECTS

35 Templewood Avenue

Outline Schedule of works to existing swimming pool

26/02/20

Rev P01

Generally

Works to the swimming pool are to be most carefully carried out with invasive interventions kept to an absolute minimum. New linings will be designed to minimise or avoid fixings, and to be reversible ie easily removed at a future date.

Strip out and Demolition

Forming new openings are to be most carefully carried out with minimum effect on surrounding walls. New lintels to be in concrete.

- Enlarge an existing internal opening for the new access to the proposed entrance hall.
- Form a new external opening for the new access to the garden
- Enlarge an existing internal opening for the new access to the kitchen stair.

Structural improvements - underpinning

Underpinning to be carried out by hand (to minimise any damage to the existing structure) and in remote sections to an agreed method statement approved by the structural engineer.

- Underpin the existing perimeter pool foundations to the Structural Engineers details to safeguard the structure both during the work's and for the future.

Flooring

The pool area is to be infilled with new flooring. Pool finishes are to be protected at all times. The pool surfaces are to be carefully cleaned with a benign cleaning product and washed down and dried before commencement of installation. Timber substructure to consist of timbers treated for mould and fungus protection, including all cuts.

- Install a loose laid permanent floor protection sheet such as Protect-All.
- Install wall protection to the perimeter of the pool applied using removable tape
- Install a timber substructure onto loose laid timber grounds, designed to the Structural Engineers details. Columns to be set out to allow easy access.
- Install a 22mm WBP ply sub-base onto the timber substructure over the pool and the surrounding perimeter walkway including a cut-out for an access hatch.
- Install a 25mm insulated underfloor heating layer
- Install new finished floor over – detailed tbc.
- A floor hatch is to be provided in the new floor for maintenance access to the undercroft pool area.

Walls

The tiled wall surfaces are to be carefully cleaned with a benign cleaning product and washed down and dried before commencement of installation. Pool finishes are to be protected at all times.

- Install 47 x 47mm timber battens to the perimeter walls
- Install 72.5mm insulated plasterboard to battens, taped and filled.
- Install new wall finish – details tbc

LYNDON GOODE ARCHITECTS

Rooflights

The glazed dome over the swimming pool is a key heritage element and will need to be most carefully restored by a specialist subcontractor to ensure that the original integrity of all components are maintained.

- The existing rooflight metalwork is to be cleaned down and repainted.
- Glass is to be cleaned down and re-glazed with new perimeter seals
- A Ritec Clearshield water repellent coating is to be applied to the outer face of the glass to reduce future maintenance requirements and improve longevity.

Doors

New doors and door frames are to be fitted to the new openings.

- Internal doors to be solid core timber doors fitted as prefabricated door sets, with fixings only onto exposed structure. We would look to minimise fixings by the use of expanding foam filler.
- The external door to be a high quality thermally broken metal door to match as closely as possible to the rooflight metalwork.

New services.

Builders work for new services through existing pool structure to be most carefully carried out. Locations to be kept to a minimum and to be agreed with the Listed Building Officer.

A key new service will be to provide ventilation air to the perimeter of the rooflight glazing, which is intended to reduce or remove the potential for condensation on the roof glass.

- Ventilation to be provided via discrete jet nozzles located out of view behind the perimeter ceiling pelmet to aim temperature-controlled air at the rooflight glazing. This will require 1 no. builders work hole for the duct entry at ceiling level behind the pelmet.
- Underfloor heating to be installed within the new floor to be a 25mm insulated layer such as the floating floor system by Hep20
- Lighting and power to be installed to new perimeter wall linings without fixings to the existing building.
- Power to be installed to new perimeter wall linings without fixings to the existing building and within the central floor area.
- Trace heating and ventilation will be provided to the undercroft area to mitigate any potential damp arising.

External works

- The existing grass mound is to be reinstated where indicated. The structural engineer will confirm in advance of these works that the existing wall is still sufficient to act as a retaining wall for the earth.
- Where the existing wall is exposed, new engineering brickwork to match the existing is to be installed.
- Existing blue engineering brickwork to the pool building and to the perimeter garden wall is to be checked for cracks and loose mortar and to be made good to match original brickwork and pointing.