

AVENUE LODGE

Schedule of Work

Phase 2 - Pool Wing
September 2024

Avenue Lodge,
51 Ham Common,
London,
TW10 7JG

1.0 INTRODUCTION

This schedule of work summarises the works proposed as part of phase 2 of works to Avenue Lodge.

As detailed in the Heritage Assessment Report, the pool wing of the house has 18th century origins but is now entirely 20th century. The adjacent plan shows the proposed demolition works. The following pages will detail the building parts to be demolished and their replacements.



Proposed Demolition Plan

1.1 SCHEDULE OF WORK

Pool Room

In the existing pool room, the floor tiles are to be removed but the pool tiles to be left intact. New stone floors are proposed to replace the flooring.

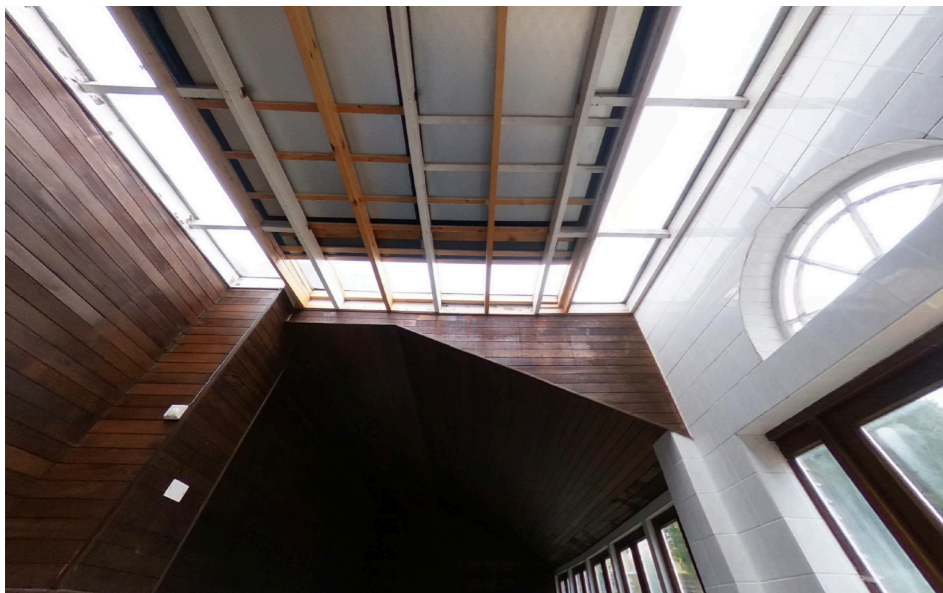
The wall covering to the two party walls are to be removed and replaced with newly constructed wall linings.

The external walls and doors to the garden are to be demolished and replaced with new rendered walls and timber framed doors.

The two roof types are to be removed and replaced with a new flat roof with rooflights and a parapet.



View of pool area showing flooring and wall finishes to be removed



View of pool area showing roof to be demolished

Changing and Pool Plant Room

The existing flooring is to be removed and replaced with new stone floors.

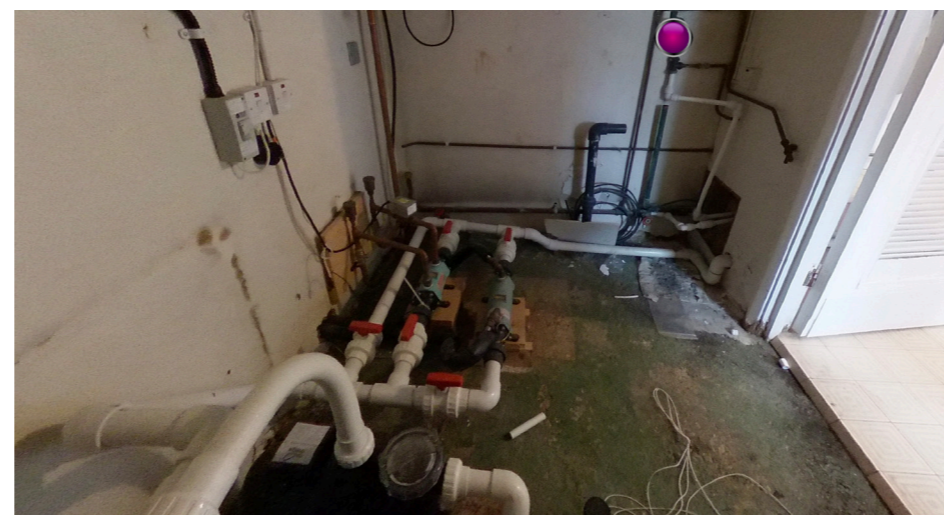
The existing shower and WC are to be removed and replaced in new locations. Existing pool plant equipment will be relocated to the adjacent house plant room.

The existing tiled bench is to be removed.

The existing external and internal walls are to be removed and replaced in a new configuration as shown in the proposed plans. A new flat roof is to replace the existing tiled roof.



View of changing room interior



View of pool plant room interior

House Plant Room

The existing plant equipment is to be rationalised and pool plant equipment added.

The existing tiled roof is to be replaced with a new zinc clad roof which extends out beyond the plant room to form a new loggia around the courtyard.



View of plant room roof from courtyard



View of house plant room interior