SCHEDULE OF WORKS-MITIGATION MEASURES		REVISION A- 18.04.24.		LOWER GROUND FLOOR 45-47 NEWTON STREET
Indicating the effect of the proposals on the existing historic surfaces and elements, methods to be adopted and mitigation measures to be undetaken				
Element of original fabric affected	Proposals affecting the element	Methods to be used for the work required	Potential effect on the element	Mitigation methods
Existing original cast iron columns and column heads	Construction of new sauna enclosure	Sauna panels and layout designed to form a distance void around the existing columns.Column heads are unaffected as the sauna height is much lower and the heads are maintained as visible.	Fixing to and tight encapsulation of existing column and column head causing potential damage to the asset	Careful spacing of construction and creation of a void around the columns preserves the asset without damage or fixings to them.
Existing masonry wall between plant room and studio	Core drilling of 2no 50 dia holes	Core drilling, as opposed to normal drilling and brick removal.	holes in existing wall	Plant room now relocated to Studio 2 with a new plasterboard and stud enclosure. This avoids the need tio form any service penetrations in original masonry walls.
Existing non-original but historically installed plasterboard and stud partition walls (2018)	Forming new openings	Sawing of plasterboard and removal of metal studwork, trimming opening.	Damage to plasterboard walls	Partitions are non-original and have little historic value but the method of opening formation reduces the likelihood of wider damage to the fabric.
Existing non-original but historically installed plasterboard and stud partition walls (2018)	Cutting services holes	Core cutting of holes using hole cutting drill bits to form exact circle profiles	Damage to plasterboard walls	Partitions are non-original and have little historic value but the method of cutting services holes reduces the likelihood of wider damage to the fabric.
Existing non-original but historically installed plasterboard and stud partition walls and Shower cubicles in changing rooms(2018)	Demolition of 2no shower cubicles in each changing room	Careful and controlled demolition. Careful removal of existing fixings t avoid damage tio the existing floor. Cubicles are not full height so no damage to the ceiling likely.	Damage to existing floors	Partitions are non-original and have little historic value. Partition removal via method indicated reduces the risk of damage to existing floors.
Existing non-original but historic plasterboard ceiling linings	Relocation of HVAC A/C unit and associated fixings	Using Unistrut short lengths of channel (eg 350mm) screwed using narrow gauge no 6 screws through plasterboard to existing ceiling joists/rafters above. If no rafters present and noggins need to be introduced then a small pocket of plasterboard to be removed and replaced after the noggin is fixed. Re-skimmed and filled, sanded to match existing.	Damage to boarded ceilings	Avoidance of cut outs in boarding for services routes, all equipment suspended using minimal fixings to the existing fabric. If noggins need inserting- the minimal works necessary are described. Existing services suspensions to be used as far as possible
Existing external yard window-ventilation grille (spare capacity)	Provision of extract ductwork to sauna	Use of existing non-original unistrut ceiling suspension system in the waiting area corridor. Use of spare capacity to the existing non-original external window grille for the extract duct termination inside the grille so no external plant visible.	Avoidance of potential damage to external walls and fabric with new services penetrations	No effect- use of existing elements