Statement of works/amendments following site visit and initial comments 29.07.25

Bedroom 1

1. Drawing BH / 13B has been annotated to confirm that the door frame (now annotated as D1) and architrave will be retained on the corridor side

The infill partition will be constructed to fit the door frame and lining.

2. The ensuite bathrooms will need to have a mechanical extract fan.

These won't be positioned in the ceiling to avoid compromising the fire and acoustic properties, but we do need to find a way of ducting the extract to a hidden point on the rear facade away from the front elevation

Could this detail please be a condition so that we can undertake further proprietary investigations in the hotel ?

3. Fireplace surrounds and mantels to also be conditional so that we can find the appropriate fire surrounds.

Ideally these will be genuine original fire surrounds, rather then fabricated on site.

The surrounds will be of simple design similar to the existing fire surrounds in Bedroom 4 and the ensuite bathroom

4.Please see our door schedule which is on drawing BH / 16

The principal fire doors which are to be replaced are the half glazed ones which are not suitable for private guest bedrooms

Generally all the other sold doors are to be retained

We have also added the additional new ensuite doors FYI

We have detailed simple 4 and 6 panel doors which we believe are more in keeping with the existing building

5. Methodology for the lath and plaster repairs to be conditioned

Bedroom 2

6. The extract fan system we trust can be conditioned

We confirm that the new partition was shown erroneously on the drawing and has been amended on BH / 13B

The new partition will be constructed behind the window architrave

7. Fireplace surround and mantel to be conditioned

8. New door schedule details the replacement entrance door D5

9. We have annotated the drawing to confirm that the new partitioning will not impact the existing cornice which is to remain insitu.

The new partitions will be scribed around the existing cornice.

The new partition wall will not have any cornicing which will be difficult to match properly and will read more as a new wall without its cornice.

9. Methodology for making good to the existing lath and plaster to be conditioned

Bedroom 3

10. Extract fans to be conditioned

11. We confirm that the new cross wall dividing the bedroom from the ensuite will be foreshortened by a minimum 500mm to provide a suitable visual gap and avoid physical interference with the existing cornice. This is annotated on the revised drawing BH / 13B and elevated in a small detail.

12. Door schedule identifies that the door D8 is retained

13. Methodology for the repair of the lath and plaster ceiling is to be conditioned

Bedroom 4

No further action is identified

Corridor

14. Repairs to the damaged lath and plaster ceiling to be conditioned

Further investigation work will be identified once the existing modern ceiling can be removed.

Cellar

15. Can we please apply for the regularising consent as a separate application for the previous cellar works ?

This work was undertaken as an emergency matter after the basement had flooded and a suitable consent was accidentally forgotten in the clients haste.

16. We confirm that the sump pump pipework presently exiting the cellar at pavement level will be removed and replumbed into the proposed cellar plumbing works

Function room removal

17. A small inspection hole has been made in outer lining of this wall and we have issued recent site photographs of the wall

Our structural engineers have also prepared a full design for removing this wall and this was also included

This information crossed with Louisa’s letter and which we trust will now satisfy this item ?

Entrance emergency light

18. We confirm that the existing emergency light to the main entarnce steps will be removed and a concealed version installed

We will provide details in due course

We trust that this is satisfactory

Peter Romaniuk RIBA

Big Brown Dog limited