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Mr Giles Quarme  
Giles Quarme & Associates  
7 Bishops Terrace  
London SE11 4UE

architecture urban design  
interior design creative media

[www.dextermoren.com](http://www.dextermoren.com)

dma@dextermoren.com  
t +44 (0)20 7267 4440  
f +44 (0)20 7267 6044

57d  
jamestown road  
london nw1 7db  
uk

Dear Giles

Following our recent discussions regarding the proposals to revise the current approved dry lining details to the guestroom ceilings and external (window) wall please find below our views and substantiation for the changes.

We believe the proposals will bring positive visual and spatial improvements to the refurbished hotel guestrooms and as a result will be more sympathetic to the existing historic building and the original proportions of the rooms and windows.

The proposed detail revisions include:

1. Installing a new plasterboard ceiling on a minimal metal frame directly to the existing lath & plaster ceiling structure, fixing through the retained lath and plaster ceiling. The previously proposed ceiling detail spanned wall to wall below the existing cornice line.
2. Installing a metal frame insulated plasterboard dry lining system to the guestroom external wall. The wall lining previously proposed spanned floor to ceiling in front of the window architrave line.

Robert Bowles from the historic specialists Alan Baxter reviewed the existing historic structure and produced a method statement for fixing the proposed new plasterboard ceiling through the existing lath and plaster ceiling to existing structure, which we believe you have received. If the revised proposed ceiling detail is acceptable to the Conservation Planners and you; the contractor will ensure that Alan Baxter's method statement is followed in all areas where fixing through existing lath and plaster is to be undertaken.

The benefits we believe these details would achieve to the existing guestroom spaces are listed below:

1. The proposed 40mm ceiling zone will allow new ceiling heights to achieve a height closer to those of the original guestroom whilst allowing a service zone to be run below the existing lath and plaster ceiling.
2. In most guestrooms the window head / architrave detail is tight to the existing ceiling level. By minimising the proposed new ceiling void the fixing detail for the

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dexter moren associates ltd.  
registered in uk  
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head of the secondary glazing can be located in line with the existing window head ensuring that the proportions of the existing window are not reduced.

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3. Installing the external wall dry lining direct to the external wall allows the depth of the new wall to be tightened ensuring the spatial volume of the room is maintained closer to the room's original dimensions.

We believe that these detail changes are more sympathetic to the existing building and its' heritage and hope you can support the project with this proposal.  
Thank you for your continued assistance.

Yours sincerely

Kate Sandle

for and on behalf of  
**dexter moren associates** architecture urban design interior design creative media