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Date: 23 August 2016
Our ref: 16/001/A/mdc
Your ref: PP - 05429030

Dear Sirs

RE: THE CABINET, HIGH STREET, REED, HERTS SG8 8AH

We confirm having submitted a retrospective Listed Building Consent application for internal alterations of the above property via the Planning Portal comprising the following documents:

Completed Listed Building Consent Application forms
Drawing nos. 16/001/A/01

Design & Access Statement and Background to the Application

This statement forms part of the Listed Building Consent Application for internal alterations to the premises known as The Cabinet.

The property offers more than adequate provision for car parking and access arrangements are unaltered from those that exist at present. Level access for disabled visitors is possible at the rear of the building where sanitary facilities are now provided.

When the applicant purchased the property in December 2015 it required urgent repairs to the fabric both in the historic part and in the newer extensions.

1. The structural stability of the front wall and roof was compromised at ground and first floor levels. A new stud partition was installed at ground floor level to tie the front wall to the chimney breast. A stud partition was installed at first floor level to tie the wall plates and purlins.
2. The above ground soil pipe located in the lounge area but serving the kitchen had been leaking. This had damaged the particle board cladding to the historic stud wall which would have formed the rear wall of the original building. The Wastes were removed above ground and the floor made good. The particle board cladding was removed and the original stud work left exposed.
3. The staircase, forming part of an earlier extension to the historic building, was clad in plasterboard. This was removed and the staircase refurbished.
4. The adjacent stud partition at ground floor level was also removed in part to form new toilet facilities with new stud partitioning.
5. New sanitaryware was installed at first floor level. A new soil stack was installed and underground drainage laid to connect to the external soil drainage at the rear of the property.
6. The original brick paved floor in the ground floor side room was damaged and irregular. The bricks were lifted and relaid level.
7. New kitchen fittings were installed in the kitchen.
8. New sanitaryware was installed in the beer cellar which is now used as a games room. The fittings is served by a Saniflo macerator which pumps the waste to the existing waste connection in the utility/laundry.
9. The external doorway to the beer cellar has been filled with a frosted glass panel. The original door and frame are retained intact.
10. The premises have been redecorate completely using conservation paint products.

Yours faithfully



Mark Cotton BA (arch); Dip Arch. RIBA Chartered Architect
Director

For and on behalf of

architecture & design services ltd.

arb
Architects Registration Board

