

Design Details and Statement

Introduction

We purchased Cabbage Hall in January 2022. Previously external and internal adjustments in relation to new bathrooms, hallway decorations, and new boiler (and associated activities) were consented to and have been completed. We are now seeking to sympathetically upgrade the kitchen in order to make it more suitable for use as a modern family home, together with certain other adjustments to aspects of the property to address rainwater and flooding issues. We consider that the proposed adjustments maintain the special interest of the listed building.

The external proposed adjustments (subject to planning permission and listed building consent) are:

- New external gas pipe along rear elevation from boiler room to kitchen
- New AGA extractor flue and kitchen extractor fan flue to rear elevation
- New rainwater downpipe connection across rear roof from upper gutter to existing downpipe serving lower gutter
- New flood gate to front wall

The internal proposed adjustments (subject to listed building consent only) are:

- Removal of existing kitchen units
- Increase opening between kitchen and dining room
- Removal of pantries and walls
- New fitted kitchen

Details of the proposed adjustments are set out below, grouped by location.

External Proposed Adjustments

Rear Elevation

The proposed adjustments to the rear elevation are:

- New external gas pipe along rear elevation from boiler room to kitchen
- New AGA extractor flue and kitchen extractor fan flue to rear elevation
- New rainwater downpipe connection across rear roof from upper gutter to existing downpipe serving lower gutter

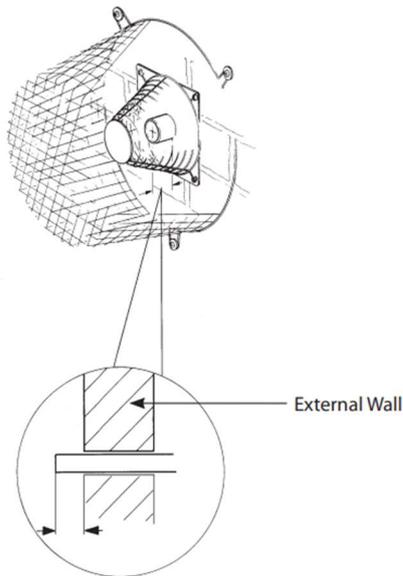
External Gas Pipe

The existing gas connection comes into a gas meter housing at ground level under the ground floor west window, from where it runs under the house to serve the boiler system located in the rear boiler room (subject to previous consents).

As part of the new kitchen works (details below), a gas connection to the AGA is required. The proposal is to take a spur from the existing gas connection out through the back wall of the rear boiler room, and run a copper gas pipe along the back wall (beside the existing electric and telephone line cabling), and in through the back wall of the kitchen. Given the existing cables, and this being the rear elevation, the addition of the gas pipe will not change the special interest of the listed building.

AGA Extractor Flue and Kitchen Extractor Fan Flue

Also, as part of the new kitchen works (details below), an AGA will be installed, with an external extractor flue through the rear wall, and a kitchen extract fan flue above. Examples of the AGA extractor flue and kitchen extract fan flue are shown below. The rear elevation already has an extractor from the downstairs shower room, the boiler vent, and several structural pins, so the addition of two further extracts will not change the special interest of the listed building.



AGA Extractor Flue



Kitchen Extract Fan Flue

Details of the proposed adjustments for the new external gas pipe and the new AGA extractor flue and kitchen extractor fan flue to the rear elevation are shown on drawings 1 to 3.

Rainwater Downpipe

The rainwater guttering and downpipes at the rear are primarily cast iron with one section of plastic guttering. The works proposed involve the cast iron guttering and downpipes. The guttering and downpipes arrangements at the rear are unsatisfactory because the whole of the upper back roof runs into a gutter which drains by way of an open downpipe onto the lower roof. In heavy rain this arrangement results in frequent water ingress internally, because of the volume of water running out of the open downpipe.

The proposal is to connect the open downpipe directly into the lower roof downpipes by running an angled section of matching cast iron downpipe across the lower roof. As this arrangement is on the rear elevation and in matching cast iron it will not change the special interest of the listed building.

Details of the proposed adjustments to the rainwater guttering and downpipes to the rear elevation are shown on drawings 4.

Front Elevation

The proposed adjustments to the front elevation are:

- New flood gate to front wall

Flood Gate

Tweed Green to the front of the house is prone to flooding, and although Cabbage Hall is somewhat elevated, it is still vulnerable to flooding. Cabbage Hall currently has a number of existing flood protecting measures: (i) canvas temporary flood gate to be installed at front wall; (ii) metal temporary flood gates to be installed at front and back doors; and (iii) flood protection air vents.

There exists a metal gate at the front wall into the property, which is in a dilapidated condition. The proposal is to replace that gate with a flood gate, which can be very easily closed and sealed in the event of a flood event. A number of other properties on Tweed Green already benefit from such a flood gate.



Proposed Flood Gate

(the flood gate and gate posts would be the same height as the existing wall)

Internal Proposed Adjustments

Kitchen

The existing kitchen units will be removed. These are wooden, with a mixture of styles, and of uncertain date. The dining room pipe panelling would also be removed.



*Existing Kitchen Units (Dining Room)
(Edinburgh press to be retained)*



Existing Kitchen Units (Kitchen)

In addition, the opening between the kitchen and dining room would be increased, and the pantries and separating walls would be removed.



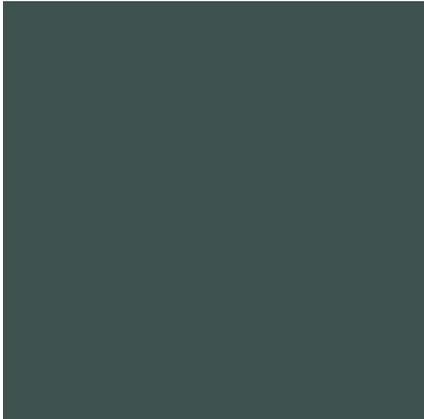
*Opening Between Kitchen and Dining Room
(dotted line shows increased opening)*



Pantries and Separating Walls Removed

Details of the proposed adjustments to the opening and the pantries and separating walls are shown on drawing 5.

The new kitchen will be made of solid wood, painted 'Harley Green' by Little Green Paint Co (<https://www.littlegreene.com/harley-green>). The worktops will be oiled oak.



The walls will be painted a light and neutral colour, with some backsplash tiling. Some open shelving will be installed on the walls, to match the oiled oak worktops. The sink will be white ceramic.

Details of the proposed kitchen layout plan and elevations are shown on drawings 6 to 12.

The existing kitchen units, in two parts and styles, the opening, and the pantries are not noted on the listing and are not considered to be required for or part of the special interest of the listed building. The existing kitchen units and arrangements are dated and not suitable for a modern family home. The proposed kitchen arrangement and materials (solid wood units, painted, and oiled oak worktops) is in keeping with the style and age of the building, and will therefore maintain the special interest of the listed building.