

**KINGSMEAD HOUSE , THE STREET, DIDMARTON, BADMINTON,
GLOUCESTER GL9 1DT.**

CHANGE FROM DOMESTIC GAMES ROOM TO STAFF ACCOMMODATION

DESIGN AND HERITAGE STATEMENT

Kingsmead House is a mid to late 18th century Grade II listed building. The listing describes Kingsmead House as:-

Detached house. Mid/late C18, enlarged to rear in C19. Roughcast faced on rubble stone with cemented pilaster corner strips, hipped stone slate roof, large rendered central stack and small stone end stacks. C19 section in coursed stone with stone stacks and stone slate roof. Original square range of 2 storeys and attic with 2-storey wing to right and hipped single-storey shallow wing to left, with L-shape C19 rear wing of 2 storeys. Five windows, long 12-pane sashes in cemented architraves with small pediment above central window. Four similar to ground floor with central pulvinated stone doorcase with dropped keystone and broken scroll pediment with large inset urn. Door of 6 panels, top 4 glazed, lower 2 flush. Small gabled dormers to returns. Right hand and rear wings have 12-pane sashes, mostly with cambered heads. Interior not inspected, but much internal joinery apparently remains, including stick baluster stair with wreathed and ramped handrail.

There is no reference to the various outbuildings, which are all relatively modern

The separate detached single storey building, which is the subject of this application, is located within the curtilage of Kingsmead House and provides ancillary accommodation in the form of stabling and garages with a games room in the roof space.

The proposals are to change the use of the accommodation within the roof space from a games room to on-site living accommodation for the grooms (staff) in connection with the property's riding facilities. The garages and stabling will remain unchanged.

No historically significant parts of Kingsmead House will be affected.

The building will remain virtually unchanged in external appearance with the minor addition of five small conservation rooflights only These would be with black framework and set flush with the roof coverings. Internally the accommodation will be changed to provide a single bedroom flat with living, kitchen and bathroom facilities. A timber staircase would be installed to replace the existing and provide safe access and egress. Entry to the accommodation

would be through one of the existing garage doors to the North West Elevation.

The street view would not be affected by the proposals as the building stands away from the road and is shielded by a high hedge. The building is not in a Flood Risk area. The roof area will remain the same and the existing storm drainage will remain unaffected.

The site has pedestrian access to the existing road system via internal drives to and within the Kingsmead main property. Parking spaces will remain unchanged. No changes will be made to the vehicular /pedestrian access. Vehicular movement to the site will consist of domestic traffic.

Disabled provisions will be as Part M approved document of the Building Regulations.

There is adequate access for fire engines and emergency vehicles with adequate turning within the property. Egress to areas of safety is adequate.

The change of use proposed was previously granted approval under 07/02554/FUL on 2nd November 2007 but not implemented. An application for similar proposals was approved under 21/000/52-FUL and 21-00643-LBC on 6th August 2021

This application is for minor amendments to those approved in August 2021 which comprise:-

1. The omission of the previously proposed replacement door and screen to the south west elevation and retention of the existing. Entrance to the staff accommodation would be through the existing garage doors on the north west elevation.
2. The omission of the previously proposed additional window and shutters to the south east elevation.
3. Minor re-positioning of the two previously proposed conservation roof lights to the south eastern roof slope
4. The addition of two conservation roof lights to the south western roof slope
5. The addition of one conservation roof light to the north western roof slope.
- 6, Re-positioning of the proposed access staircase and bathroom location