
DESIGN & ACCESS/HERITAGE STATEMENT

BARN CONVERSION AT OLD MILL FARM, POOLE KEYNES

INTRODUCTION

This document accompanies an application for the conversion of an existing byre to form an extension to holiday accommodation at Old Mill Farm, Poole Keynes. The property sits inside the curtilage of the main property which is grade II listed and the listing is reproduced below:

POOLE KEYNES - SU 09 NW 8/71 Old Mill Farmhouse II Farmhouse. Early/mid C18. Random coursed rubble stone with quoins, stone slate roof with central stone ridge stack. Single main range with long rear lean-to forming catslide, 2 storeys and attic. Two windows, 3-light wood casements with timber lintel to first and ground floors, 2 small gabled dormers across eaves with single light. To left, small projecting gabled porch probably of late C19 with door behind of 6 flush panels.

The byre is part of a detached range of buildings on the eastern boundary of the primary building. The west elevation is pictured below.



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RECENT HISTORY

There is no recent history relating to this building available online.

EXISTING BUILDING

The existing building is a single storey range attached to what was originally a two storey barn to the south. The two storey element was converted to holiday accommodation under an approval in the 1980's. The byre was structurally re-furbished shortly after the original conversion to secure against further collapse, work which was described in a structural report supporting the original conversion. During the Covid pandemic the client utilised the building as a games room for personal use and temporarily framed out the existing openings.

It's an extremely simple building with stone walling under a reconstructed stone slate roof. A number of external openings have been infilled with temporary framing & It's currently used as a secure store. It backs directly onto the river Thames and sits inside the local flood zones 2/3.



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PROPOSALS

The proposals seek permission to convert the existing byre to a kitchen/dining room with an additional bedroom/shower room complimenting the adjacent holiday unit. The addition of a ground floor WC replacing the existing kitchen allows the client to open the accommodation to a wider audience as it is to be made far more accessible.

Physically, the required changes are minimal consisting of the following:

- Infilling the existing openings with new painted timber joinery.
- The addition of a pair of small windows on the East elevation directly overlooking the river.
- Form a new door opening from the existing holiday unit to the converted volume.
- A new screed and insulation layer is proposed over the existing modern floor slab.
- Enclosure of the existing kitchen to form an accessible WC

CONCLUSION

The use of the byre is constrained by the site lying inside the flood zone & previous applications to create new holiday accommodation have been refused. The extension of an existing holiday unit does not present any further issues in terms of site evacuation and no additional volume is being created on site that might change the nature of the flood risk.

The proposals effectively secure the future of this building making the most effective use of the volume. They also update the accommodation making it much more accessible with ground floor accommodation suitable for wheelchair access.

The proposals are minimal, making only essential changes to the existing structure. All the changes are sympathetic to both the building and the wider site.