

Conversion of tractor shed into Visitor Centre

Lincolnshire wildlife Trust
Willow Tree Farm, Counter Drain Drove, W. Pinchbeck,
SPALDING, PE11 3JH
Grid Reference: TF1741622367
Revised Feb 2011

The existing building is a common example of a Lincolnshire Farm building used for the storage of farm machinery etc.. It is worthy of conversion even though the masonry is cracking in the SE corner due to settlement.



*Front view of
existing Agricultural
building*

The general ground water level is expected to rise so, in order to avoid differential settlement, the remaining perimeter walls will also need to be underpinned.

The openings in the North wall to three of the bays are to be retained. The western-most bay is to be extended to provide a second floor. Its opening will be blocked up and faced with vertical rough sawn boarding (hit and miss over the GF stairwell glazing).

New 'viewing' windows will be formed in the South (rear) elevation, on both floors; the ground floor is for use by the disabled. The windows will be timber, or powder-coated aluminium, with arched heads set back 80mm in the reveals.



*Typical 2-storey
Lincolnshire
agricultural building,
from which arch &
window styles are
taken.*

SHDC Planning & Development 09 FEB 2011 Ref: 0954-10

AMENDED PLAN

Ref.

A1

The existing 25° pitch asbestos roof will be removed and replaced with clay pantiles laid to the same pitch. The existing structural roof timbers will remain exposed from below.

The floor level will be set at the level as proposed in the Flood risk Assessment (at least 150 above adjacent G.L.).

Lincolnshire Bat Group's suggestions have been sought and will be incorporated into the project.

There will generally be up to 2 Staff members on site with another 2, on occasion, for maintenance work etc..

It is anticipated the maximum number of visitors will be 60 (often less or zero). Opening Hours will be 9am to 4.30pm in the Winter months and 9am - 6pm during the Summer (weekends only by special arrangement).

A hardstanding for a coach and visitors' cars will be provided adjacent to the Farm Bridge, just off Counter Drain Drove (see 433.01E); this will be sufficiently large to accommodate two 32-seat coaches or one coach plus 12 cars and still have adequate manoeuvring space. Arrangements will be made to transport visitors across the site. Some existing hardstanding is available adjacent to the Grain store which can be used by Staff and 4x 4 owners; this will remain unchanged.

Visitor Centre Location Plan – Willow Tree Farm, Counter Drain Drove, W. Pinchbeck, Spalding.



