DETERMINED
PLAN

EXPLANATORY NOTES – PROPOSED CONVERSION AND RENOVATION OF REDUNDANT FARM BUILDINGS KNOWN AS FEN FARM BARNS OR CRAGGS FARM, TYDD ST. MARY'S FEN INTO AN OWNER OCCUPIED DWELLING FOR MR. AND MRS. A. F. WILKINSON

The site variously known as Fen Farm Barns and Craggs farm was widely advertised by R. Longstaff & Co. of Spalding from last April as 67.82 acres of land with buildings and it is understood that it attracted no interest for commercial usage – it is in an extremely isolated area with no services – except water, and accessed by a farm track approximately 300 yards long which is approximately 1 mile down a narrow single track road from the Gorefield/Sutton St. James road. The buildings themselves have been disused for 30 years except for storing obsolete farm machinery and are sadly neglected.

The previous owners, the Cragg family, farmed the area from the 1930's until the last owner died recently aged 90. The timber and corrugated iron lean-to buildings each side of the brick barn are derelict and will have to be rebuilt if they are to be of any use. The brick barn requires restoration, re-roofing and the structure strengthening – as can be seen from the enclosed photographs – to ensure its long-term survival. Only as a residential building can this be realistically achieved.

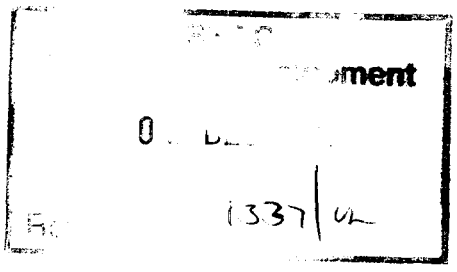
Mr. and Mrs. Wilkinson's family are local and have farmed in the area for several generations and their home is 5 miles from the site. The original farm was sold last year due to family requirements and they saw the opportunity to farm again on a smaller holding but realised that in such an isolated area where farm thefts are quite frequent they would need to be nearby. In order to make the buildings viable for residential and agricultural use much effort is anticipated, but they both love the area and would very much like to have the opportunity to live there. Their plan is to farm the land with combineable crops. They are consulting with DEFRA and FWAG in order to draw up a replanting plan for trees, hedges and shrubs. The conversion planned will copy the footprint of the present barn and outbuildings and make use of reclaimed materials with clay pantile and slate roofs to the outbuildings and barn respectively, and the timber lean-to buildings rebuilt with oak timber framed structures harmonious to the surroundings – with planting of indigenous trees and

hedgerows which have been lost completely over the years, to provide shelter to crops and wild life. Mr. and Mrs. Wilkinson have in their possession a copy of the original 1930's sale particulars in which it is mentioned that the buildings originally had a slate roof to the barn and clay pantiles to the outbuildings. The farm also had a 4 bedroomed cottage which was subsequently demolished by the Cragg family.

With reference to the recent Guidance Note 25 (PPG25) in respect of Flood Risk, the area is well drained by a network of drains and in particular the adjacent "Fen Cut" or South Reach Canal. The North Level Drainage Board sewer runs along the southern side of the property. The buildings have some historic merit, having been a granary for the old canal and as such stand higher than the surrounding land. Anglian Water and the Environment Agency are being consulted concerning a private sewage treatment plant on site – all subject to porosity tests and tests for final discharge into the South Reach Canal. Similarly the Highways Department at Boston (John Sharpe) have been notified of the access track for their comment.
Mr. and Mrs. Wilkinson completed the purchase of the farm in mid-October having had their bid accepted in early July.

As the site is isolated with access by a farm track from Grange Hill Road – approximately 300 yards – Mr. and Mrs. Wilkinson have negotiated for an underground electricity supply from 24/7 or above ground from EME.

Fen Farm Barns, Tydd St. Mary's Fen, Lincs.
Mr. and Mrs. A. F. Wilkinson



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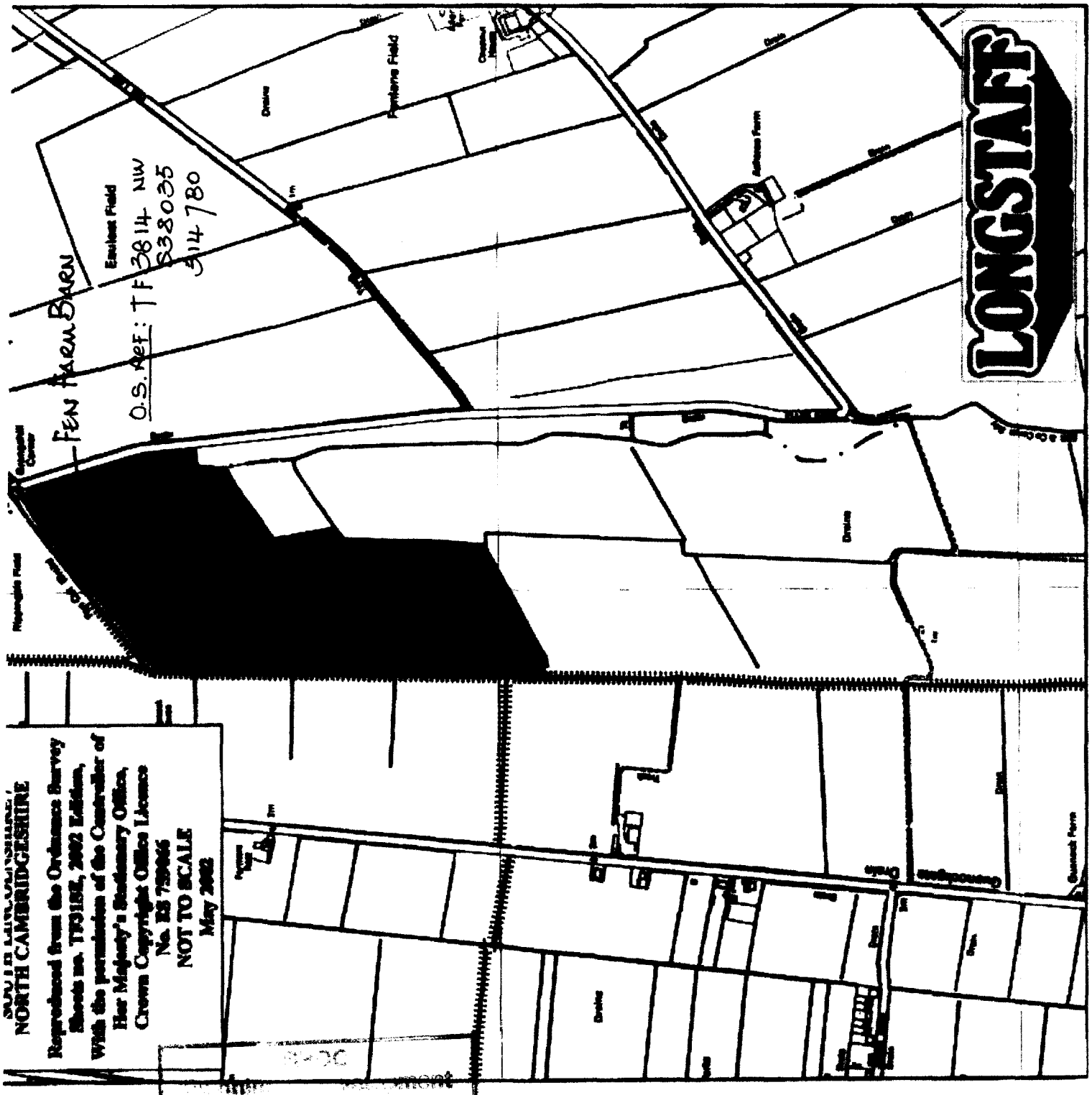

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0 DEC
1337/12

DETERMINED PLAN

AREA of LAND COLOURED GREEN UNDER THE OWNERSHIP of APPLICANTS.

- SITE PLAN - TYDD ST. MARY FEN

CONVERSION of REDUNDANT FARM BUILDINGS, KNOWN AS "FEN FARM BARNS," to A FARM-HOUSE as a SINGLE DWELLING for Mr and Mrs A. WILKINSON.

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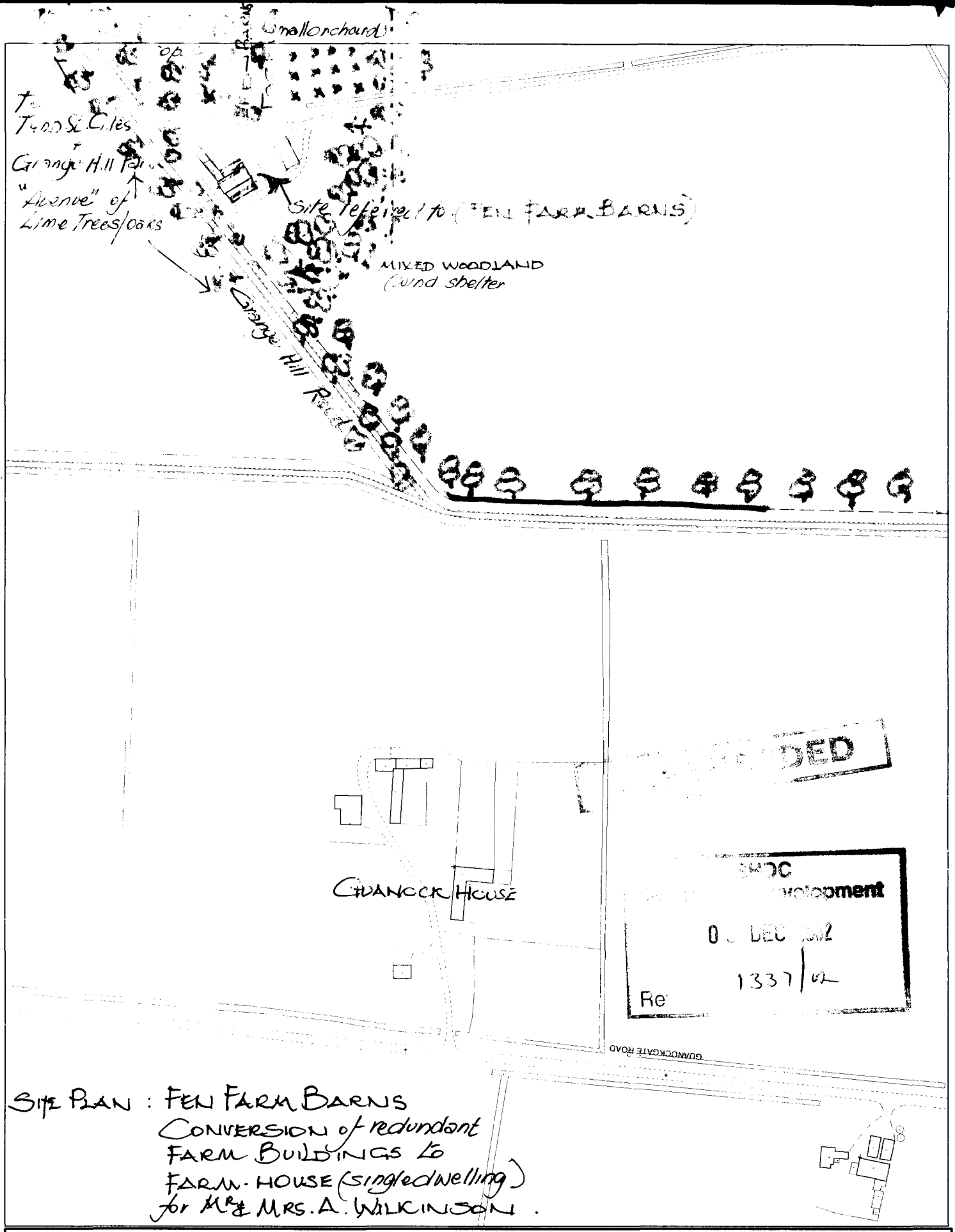

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SITE PLAN : FEN FARM BARNS
CONVERSION of redundant
FARM BUILDINGS to
FARM-HOUSE (single dwelling)
for MR & MRS. A. WILKINSON.

[redacted]
Council Offices, Priory Road, Spalding,
Lincolnshire PE11 2XE

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Scale: 1:2500

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ORDNANCE SURVEY

1:2500 mm IDENTIFICATION PLAN
. TYDD St. MARY'S FEN · FEN FARM BARNS
for Mr & Mrs A. WILKINSON :

TYDD ST MARY CP

37 02 38 03

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Site referred to :

Drain
Drain
Drain

1149/1337/02
6/12/02

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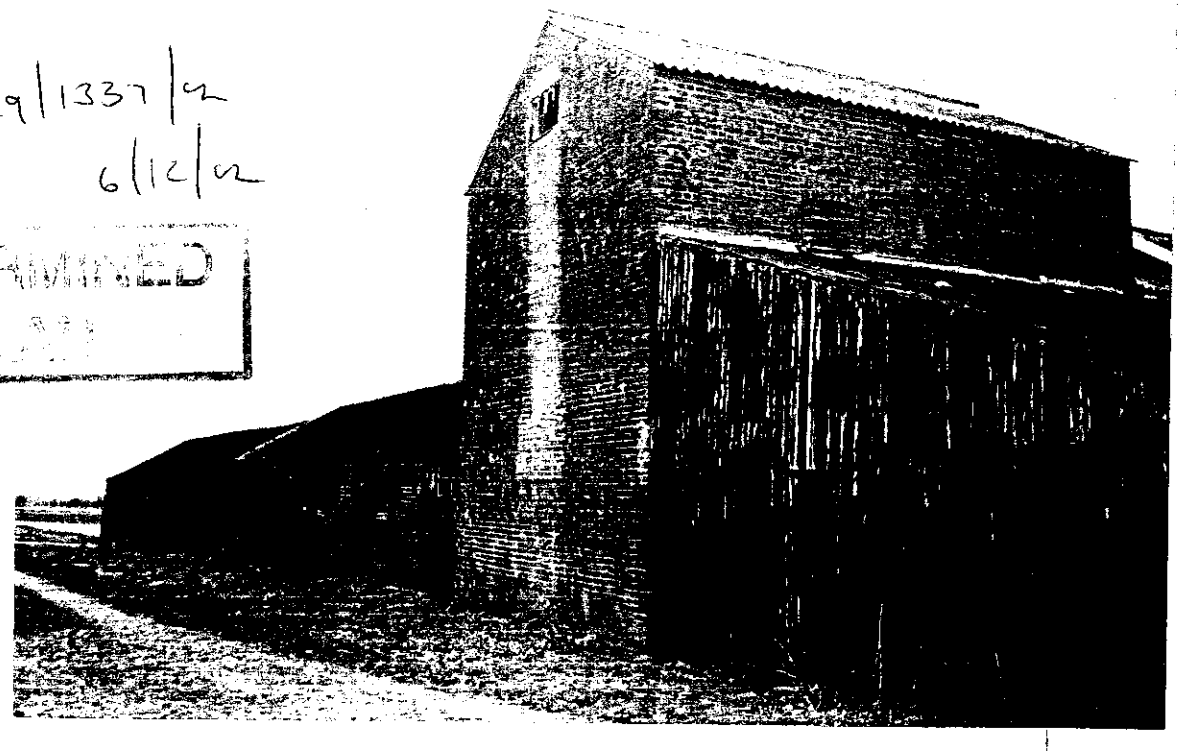
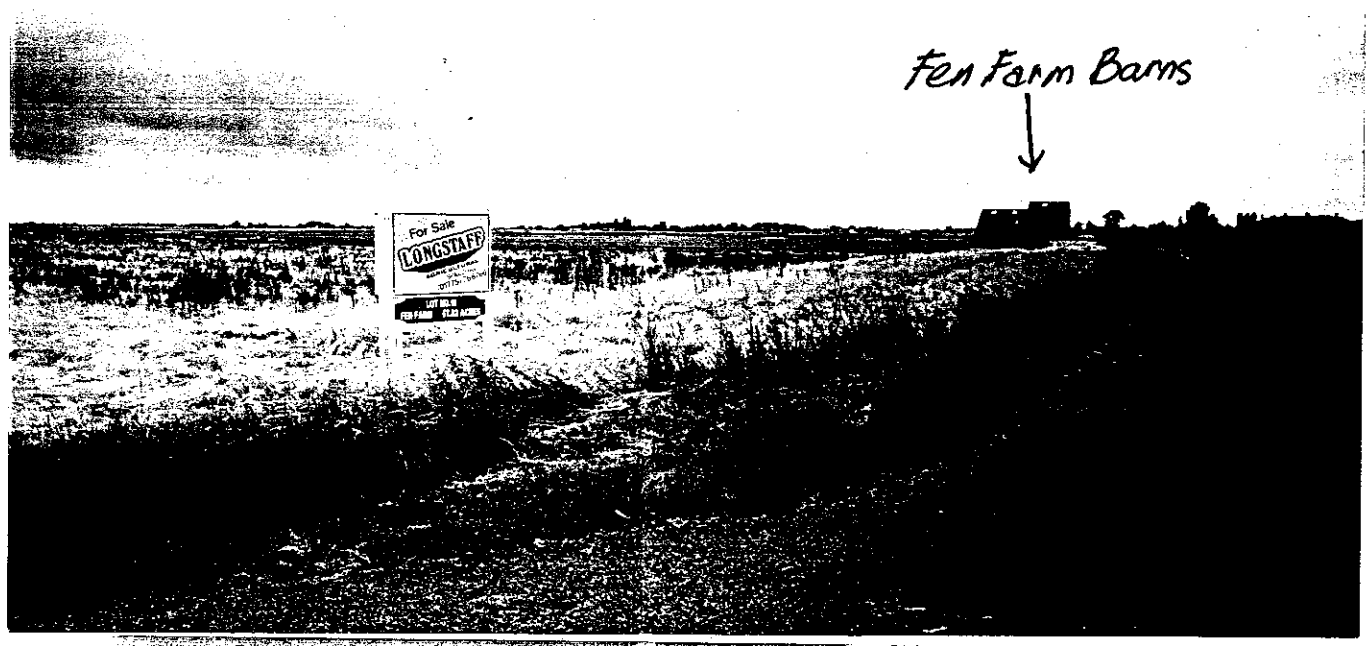
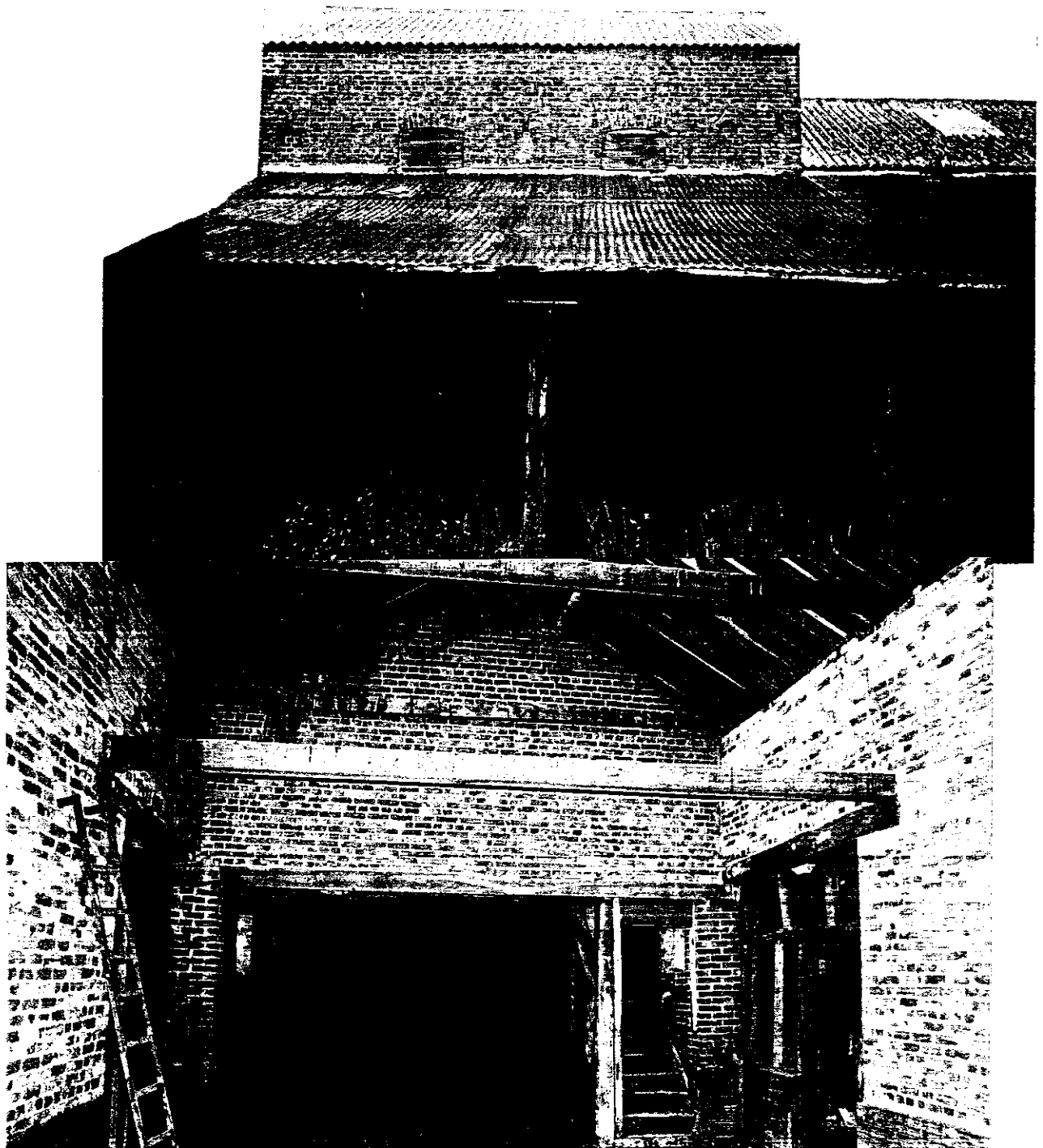
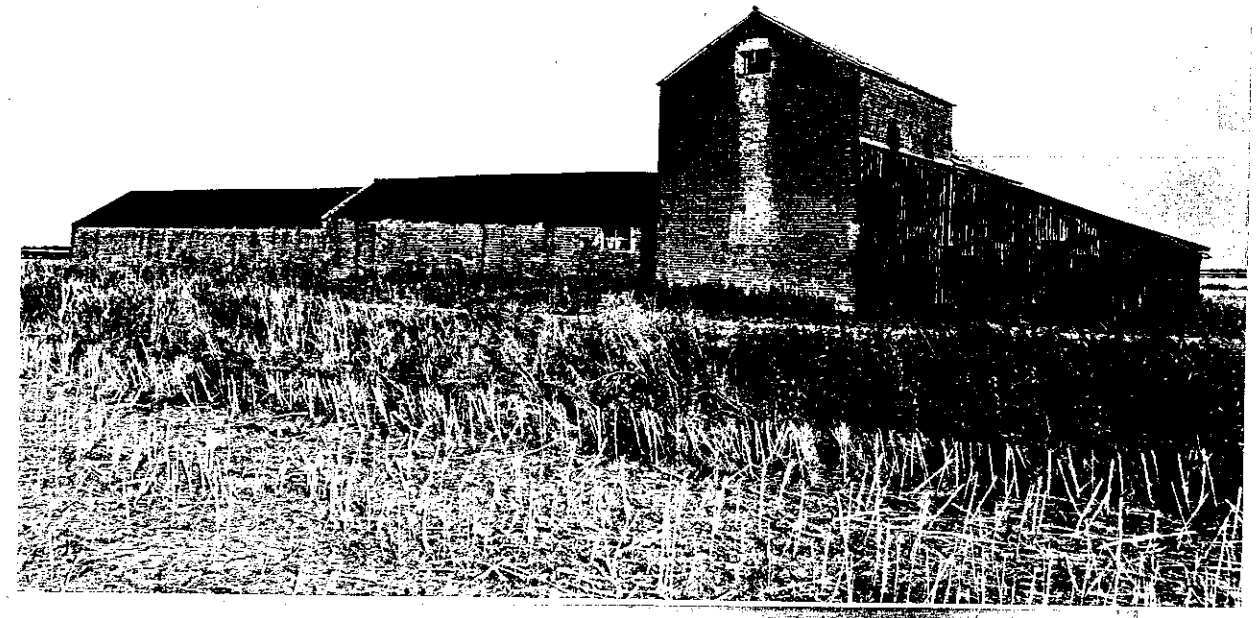
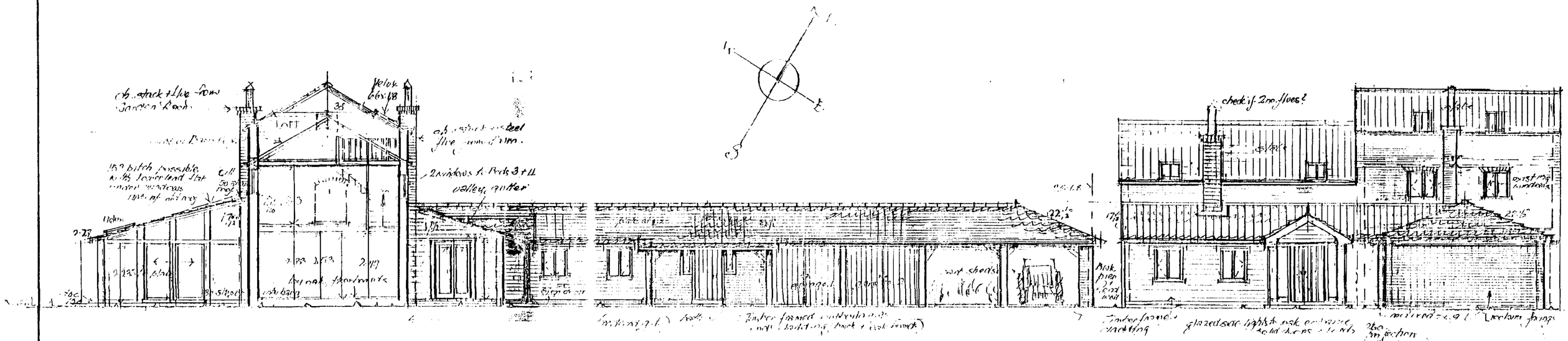






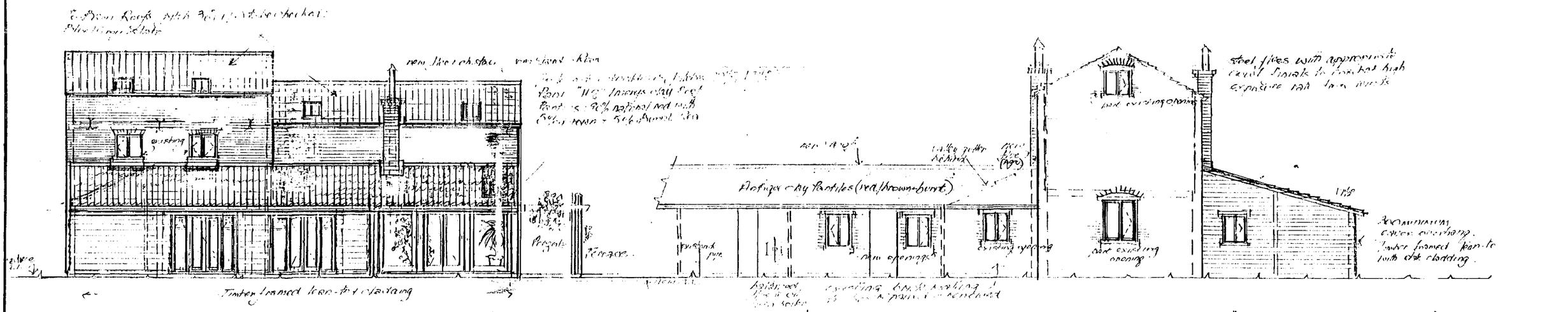






SECTION thru Barn and ELEVATION to south-east

ELEVATION to north-east - FRONT ENTRANCE.



ELEVATIONS from South-west (rear view)

ELEVATIONS from North-west (side view facing "Old South Reach canal)

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PROPOSED CONVERSION & RENOVATION of REDUNDANT FARM BUILDINGS to DWELLING · "FEN FARM BARNS" · GRANGE HILL ROAD
TYDD SAINT MARY'S FEN · for Mr and Mrs A. WILKINSON · ELEVATIONS · Scale: 1:100mm

Drawing number: 2231A
Date: Oct. 11 '02
A Oct. 23 '02

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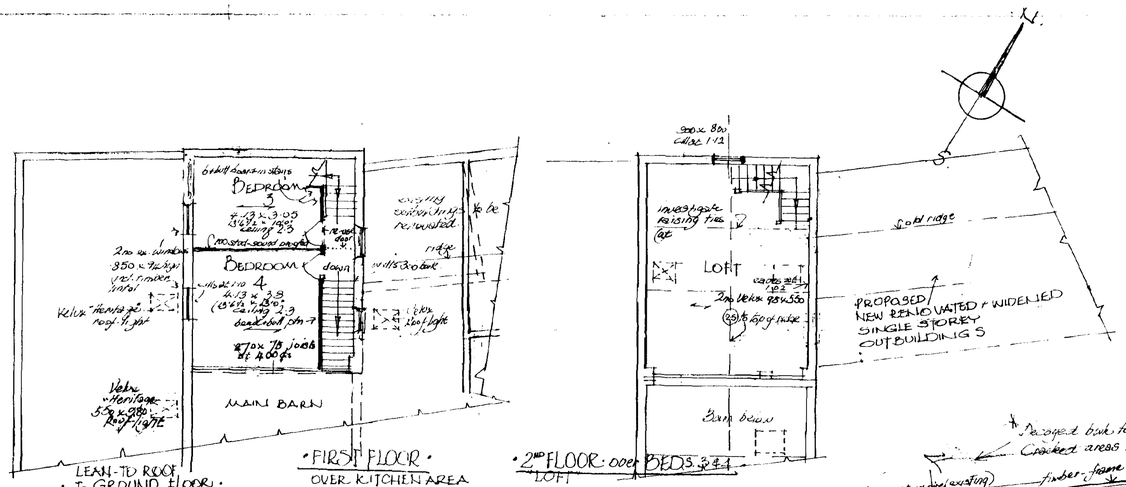
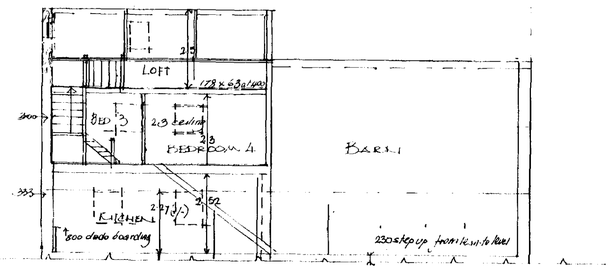
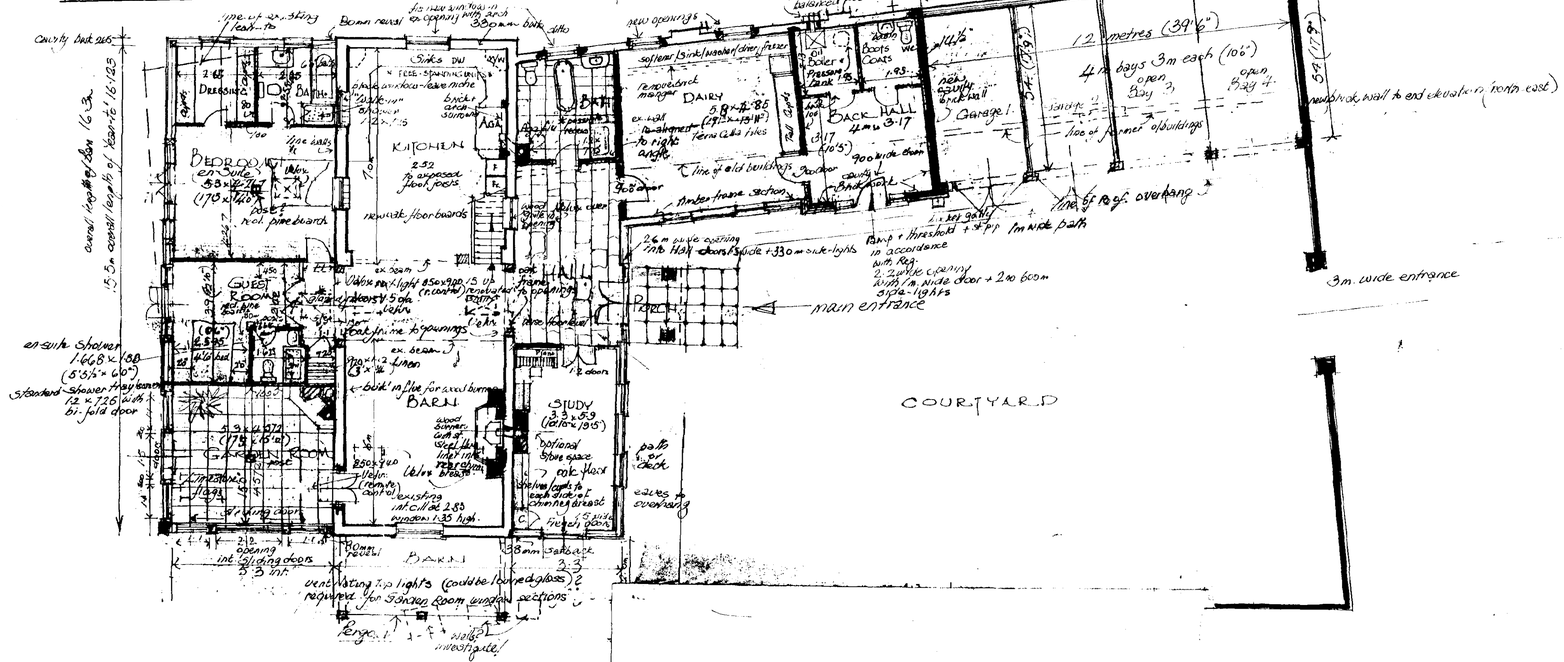


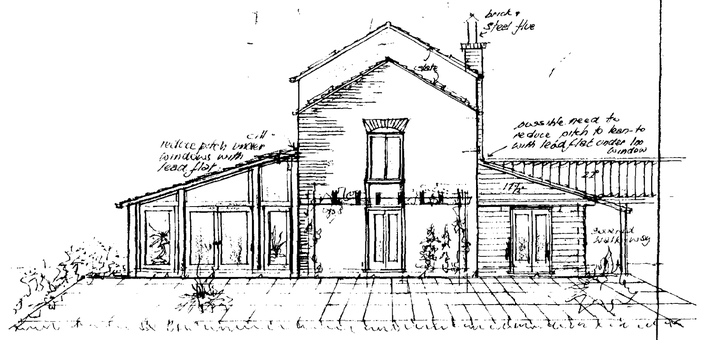
• FIRST FLOOR •
OVER KITCHEN AREA

• 2ND FLOOR over BEDS 3 & 4 •
LOFT



• LONGITUDINAL SECTION •



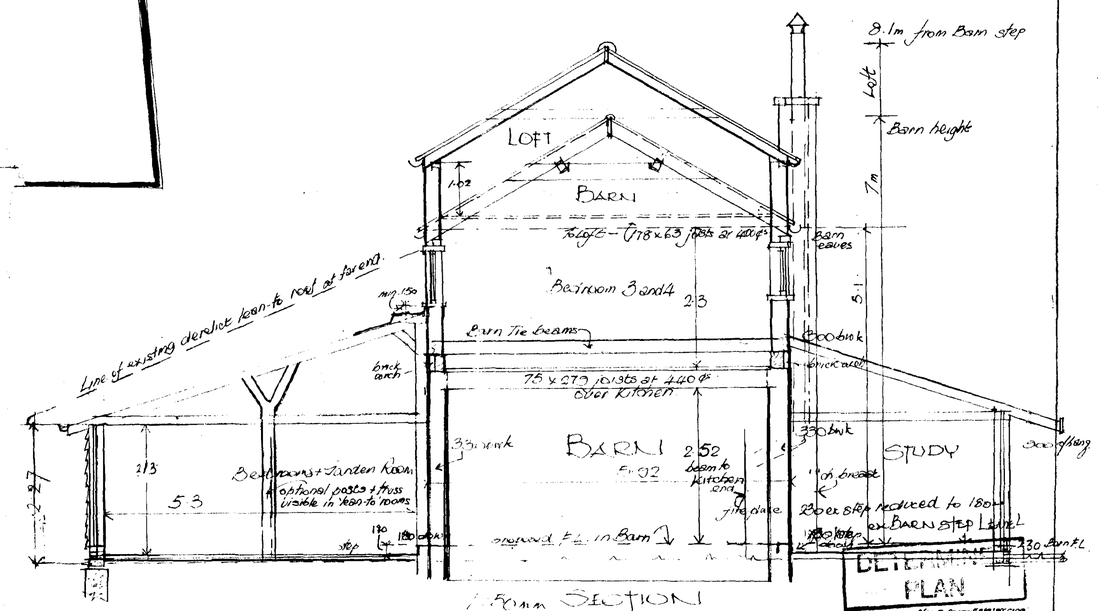


• GROUND FLOOR and 1st and 2nd FLOORS as proposed •

existing concrete hard standing approx. 14m x 20m.

See site plan for proposed secure storage building
size 9.144 x 13.716 (30' x 45')

Secure & operational Storage Plan

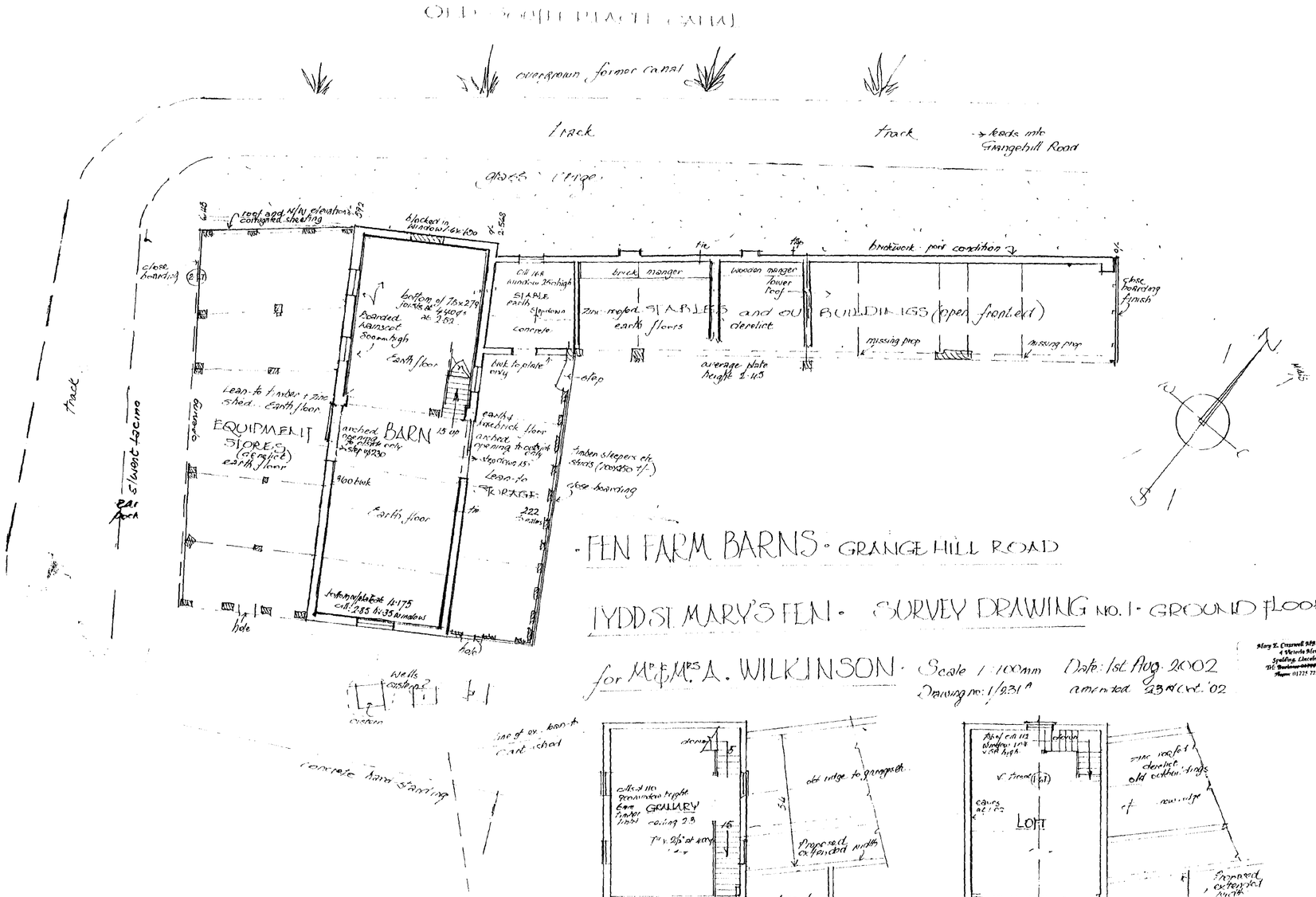


• CROSS SECTION •

Drawing No 3/231 October 13 2002

PROPOSE CONVERSION of REDUNDANT FARM BUILDINGS to DWELLING for Mr and Mrs A WILKINSON at HEN FARM BARNS • TYDD ST MARY'S FEN

SPDC
Development
06 DEC 02
Ref 1337/02



· FEN FARM BARNS · GRANGE HILL ROAD

TYDD ST. MARY'S FEN · SURVEY DRAWING NO. 1 · GROUND FLOORS, GRANARY & LOFT.

for Mr & Mrs A. WILKINSON · Scale 1:100mm Date: 1st Aug. 2002
Drawing no: 1/231A amended 23rd Oct. '02

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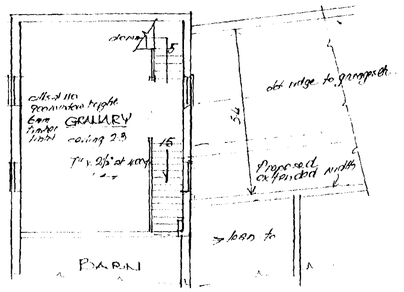
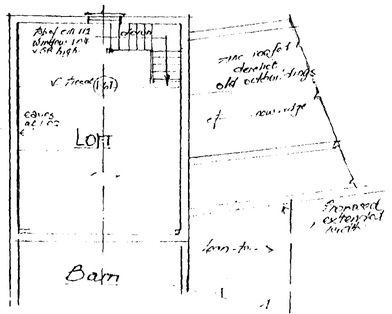


· FIRST FLOOR GRANARY ·



· 2nd FLOOR · LOFT over GRANARY ·

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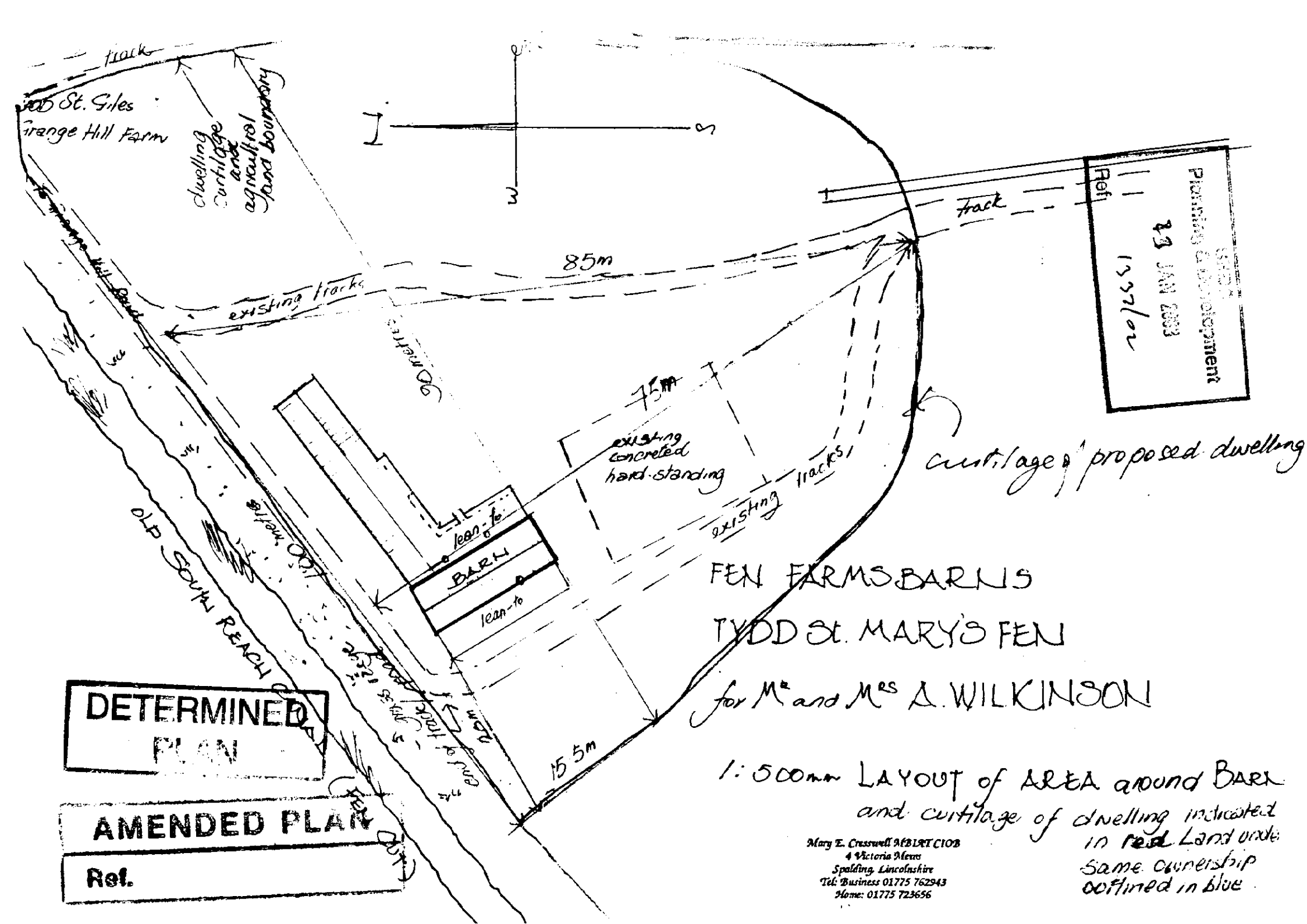
Re 1337/02



FEN FARMS BARNS

TODD St. MARY'S FEN

for Mr and Mrs A. WILKINSON

1:500mm LAYOUT of AREA around BARN and curtilage of dwelling indicated in red Land under same ownership outlined in blue

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