

Planning Consultancy Advice: Barns North of Swainsley Farm, Belper DE56 2US

APPENDIX ONE – Site Photographs

The property as viewed from the site entrance off Chevin Road is shown below. The private driveway slopes up into the property running approximately east to west.

A farmhouse, that sits outside the potential development area, is positioned at the top of the driveway on the left (red chimney stack partially visible). There is a linear stone barn to the south of the driveway (gable visible on the left of the photograph) which is also outside the potential development area.

Within the potentially available area, there are various stone barns on the north side of the driveway with courtyard areas to the front (south) and rear (north). The fields to the north side of the farm are at a higher land level as shown in the image.



Northern Elevation of northern barns, including enclosed yard as viewed from adjacent north field.



Part of northern stone boundary wall in need of repair.



To the northwest corner of the enclosed yard associated with the northern barn there is the remains of a steel and timber barn.



Western boundary wall as viewed from the field to the northwest. The farmhouse (outside the available property) can be identified by the chimney stacks and gables. The northern barns are partially visible on the left. The drop in land levels from west to east and north to south means that the buildings are partially screened by the landform.



To the north of the driveway there is a red brick outbuilding/store as shown below.



The red brick outbuilding is connected to a large open fronted barn which is part of the range of northern barns. There is a significant courtyard area to the front (south) of the northern barns which is surrounded by a stone wall.



The northern barns are very substantial and generally in good condition. The central section of the northern barns, which has two storeys, can be seen below.



The eastern end of the northern barns, drop down to single storey.



There is a detached single storey store at the eastern side of the courtyard to the front of the northern barns.



The photograph below shows a view across the front of the northern barns as viewed from the parking area at the west end of the driveway.



The site access is shown in the image below. It has wide splayed radii although the highway itself is relatively narrow and has no road markings.



Visibility to the south of the access is fairly good although visibility to the north is restricted by the bend in the highway with a stone wall, higher land levels and trees.

There are trees at the north side of the existing access, some of which appear to be in poor condition, lean towards the highway and which hinder visibility to some extent. An application would be required to carry out works to trees on the site as a result of the Conservation Area designation. A check should also be made for any Borough or County Tree Preservation Orders (TPO's) as information is not available on the planning mapping system.



Due to rising land levels the property is not easily visible from public viewpoints to the north.

From the south along Chevin Road there are glimpsed views of the property through the trees, but even during the winter the vegetation provides substantial screening. The chimney pots of the farmhouse are just visible amongst the trees in the centre of the image below taken from Chevin Road to the south east of the Swainsley Farm.



C.Stainton

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