

Design, access and impact statement for: Proposed garage and minor alterations to existing building at Horn Cote Barn. Horncote Lane. New Mill. HD7 7DG. October 2026

The proposed work is outside the boundary of the listed building and doesn't affect the setting of the listed building. The following statement explains the proposed development in relation to the listed building.

The proposed building work / application consists of the following: -

- 1) Installing a stainless-steel flue under Class G of the general Permitted development order
- 2) Forming a doorway to take bi-fold doors to the east elevation
- 3) Forming a window to the east elevation
- 4) Enlarging the existing rooflights to the east elevation to lower the cill for fire escape purposes
- 5) Garage for one car.

Effect on open nature of Green belt

- The proposed alterations 2,3 and 4 (as above) are to the existing structure and do not create any additional floor area or affect the openness or character of the green belt.
- The immediate environment is a cluster of established detached buildings, outbuildings etc. The proposed garage is of similar scale, size and massing to the other existing buildings that form Horncote farm, Horncote barn and cottage and hence has minimal impact on the openness or character of the green belt.
- The proposed garage is within the residential curtilage / garden of Horncote barn and not on agricultural land.

Impact on a listed building

Although not listed itself the Horncote Barn is in proximity to Horn Cote Farm
Listing ref – SE1703508732

- The proposed alterations 2,3 and 4 (as above) are to the east elevation of Horncote Barn and cannot be seen from the nearby listed building, which is to the west of Horncote Barn, as can be seen on the accompanying drawings. They will have no impact on the setting or character of the listed building.
- The proposed single storey garage is similar in scale to an adjacent garage, and its ridge line is to line through with it.
- As stated previously the setting and character of the listed building is established within a cluster of detached buildings, outbuildings etc of varying scale and materials.
- The proposed garage is of similar scale, size and massing to the other existing buildings that form Horncote farm,
- There is currently another garage closer to Horncote Farm (listed) than the proposed garage
- The proposed garage is approx' 20 m away from the listed building and clearly reads as a subservient outbuilding like the others, all of which are nearer than the proposed garage: hence its visual relationship and impact on the setting of the listed building is minimal.

Materials and details

- As identified on the accompanying drawings the materials are to be reclaimed natural York' stone slates to match the existing
Walling stone is to match the existing
Heads, cills, depth of window reveals etc architectural details to be match the existing
Scale of extension is in keeping/similar with the surrounding environment