

Design & Access Statement

Horton Grange

Chris & Haidee Gateley

March 2026 - REVISION A

New Outbuilding

Introduction

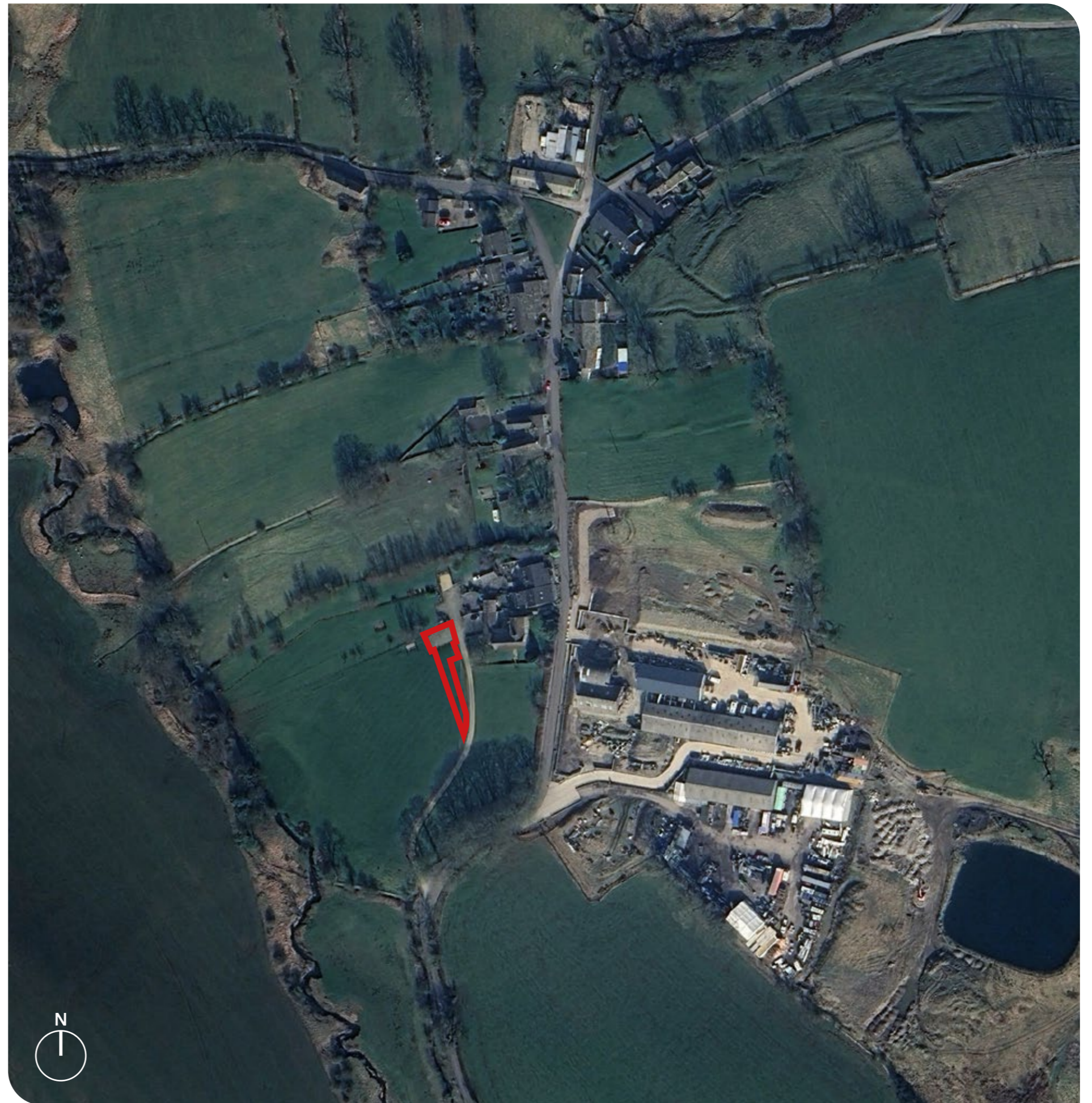
Rural Solutions Ltd. have been commissioned by Chris & Haidee Gateley to submit a full planning application for a new outbuilding at Horton Grange, Horton.

Design objectives

The proposed outbuilding has been carefully designed to meet the following objectives:

- Provide a high quality design;
- Reflect the local vernacular & use high quality, local materials;
- Enhance the biodiversity & ecological interest of the site with new planting; and
- Retain, manage & augment existing planting and local stone walls to site boundaries.

This document outlines the site layout, and environmental strategy for the proposed scheme.



The site & Horton Grange

The site is situated in the grounds of the Grade II Listed Horton Grange, Horton, Ribble Valley.

The existing area of hardstanding has a stone wall along the northern boundary, which separates it from the neighbouring land, and a timber post and rail fence along the southern and western boundary. The site is accessed by shared track that also provide access to Horton Grange, as well as the neighbouring properties.

The adjacent images show various angles of the barn and its surroundings.

Horton Grange

Grade II Listed - "House, late C17th, altered late C18th and mid C19th. Scored render with stone slate roof. T-plan. 2 storeys with attic. South front of 3 bays, with sashed windows. Those on the 1st floor have plain stone surrounds, the outer ones with central square mullions. On the ground floor are canted bay windows of mid C19th type. The door, in the middle bay, has a plain stone surround with a fanlight within a semi-circular head. It is flanked by Tuscan pilasters with broken fluted frieze and open pediment. Gutter supported on square stone brackets. The gables have copings with kneelers. The left-hand gable has a projecting stack. 2nd chimney at junction with rear wing. The east wall of the rear wing has a tripartite window with plain stone surround and square mullions on each floor. The north (gable) wall of the rear wing has an attic window of 3 stepped lights, double-chamfered with mullions and hood. On the ground floor is a chamfered doorway with elliptical arched head. The gable has a coping with kneelers, and a ball finial at the apex. In the north wall of the front wing is a mullioned window with outer chamfer and inner hollow chamfer, of 5 lights with at least one further light blocked. Interior has some boxed beams, and a stair whose lower steps are of stone, with cast iron balusters and mahogany handrail." Listing NGR: SD8558050076



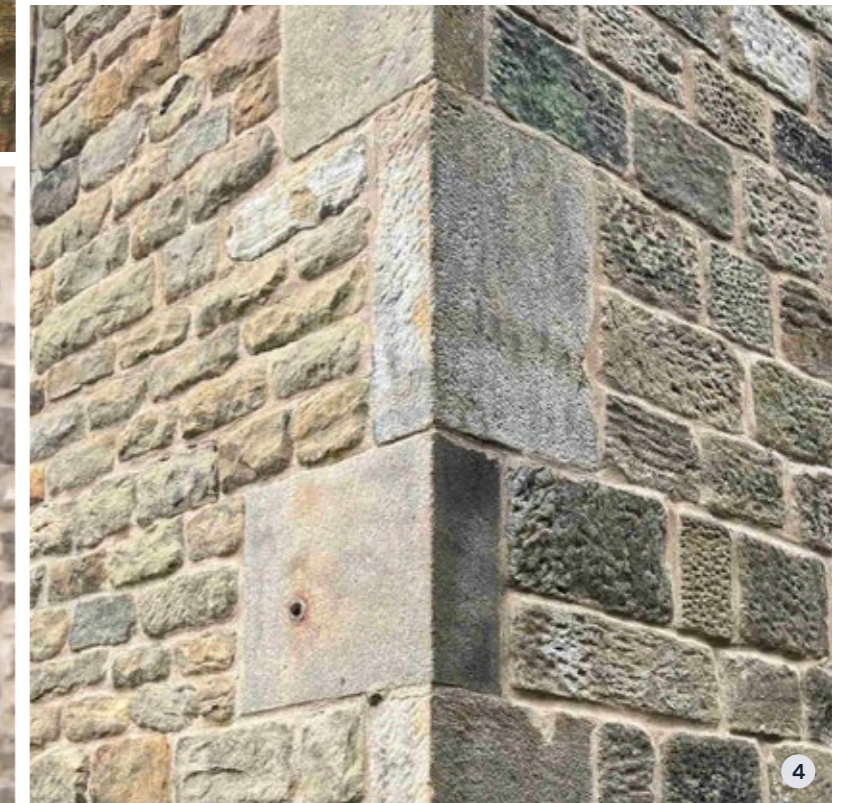
Material palette

Local materials high quality materials

The proposed materials will seek to enhance the setting and respond to the Grade II Listed Horton Grange. The outbuilding will be constructed from high quality local materials and will take design inspiration from it's surrounding, with painted timber doors matching those already installed on the Listed building.

The traditional palette will incorporate:

- Stone facades with stone dentils and quoins constructed from natural local stone;
- Guttering and down pipes finished in black;
- Natural stone roof tiles; and
- Painted timber doors with stone surrounds.



1. Random coursed local stone
2. Timber garage doors with random coursed stone
3. Painted timber doors
4. Stone detailing
5. Stone slate roof tiles

As proposed *site plan 1:400 @ A3*

Drawing No. 5152_03A

Site plan key

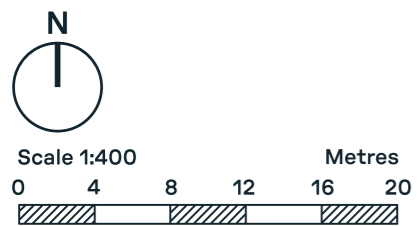
1. Proposed outbuilding
2. Existing site access
3. Proposed access
4. Proposed permeable apron
5. Horton Grange
6. Neighbouring property
7. Neighbouring property access track
8. Field



Schedule of Accommodation

Footprint

Garage	117 m ²
--------	--------------------



As proposed *garage elevations 1:100 @ A3*

Drawing No. 5152_05

Material palette

Walls - Local random coursed stone with stone dentils and quoins

Doors & Windows - Painted timber

Roof - Local slate

Rainwater goods - Black metal



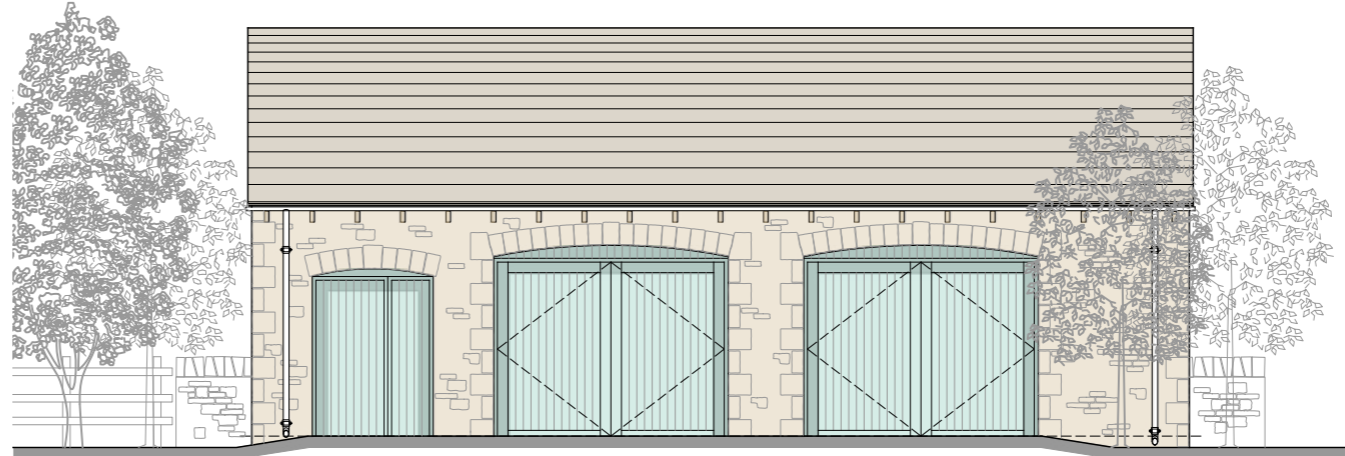
Local random coursed stone



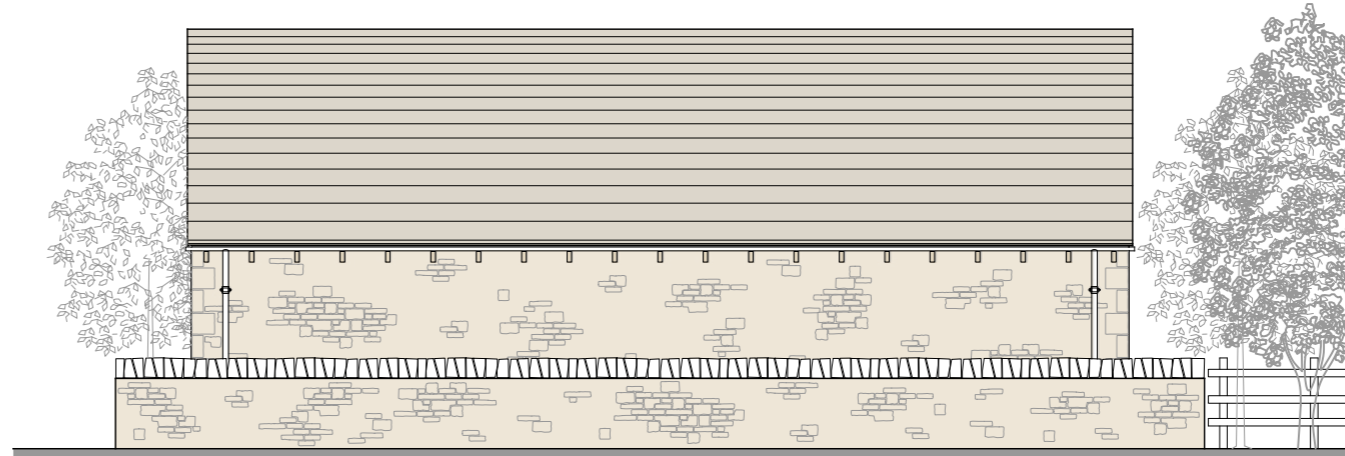
Stone detailing



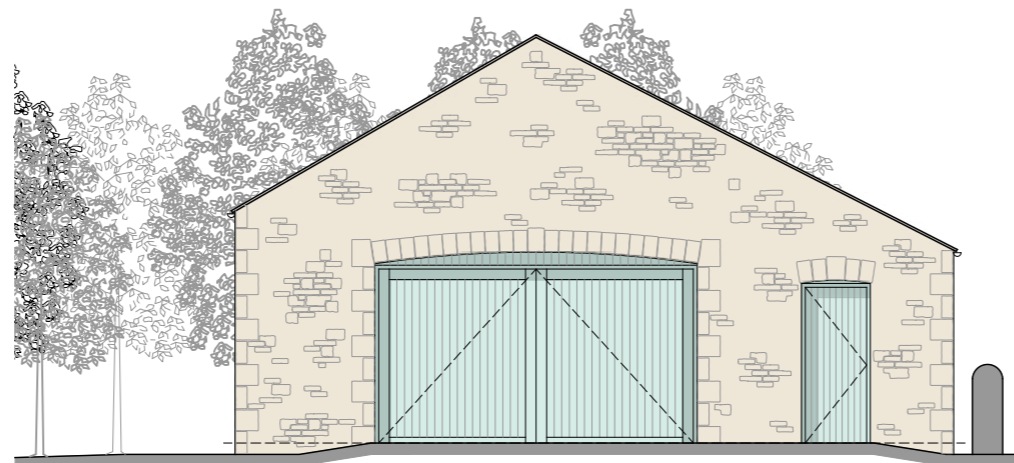
Local stone slate roof



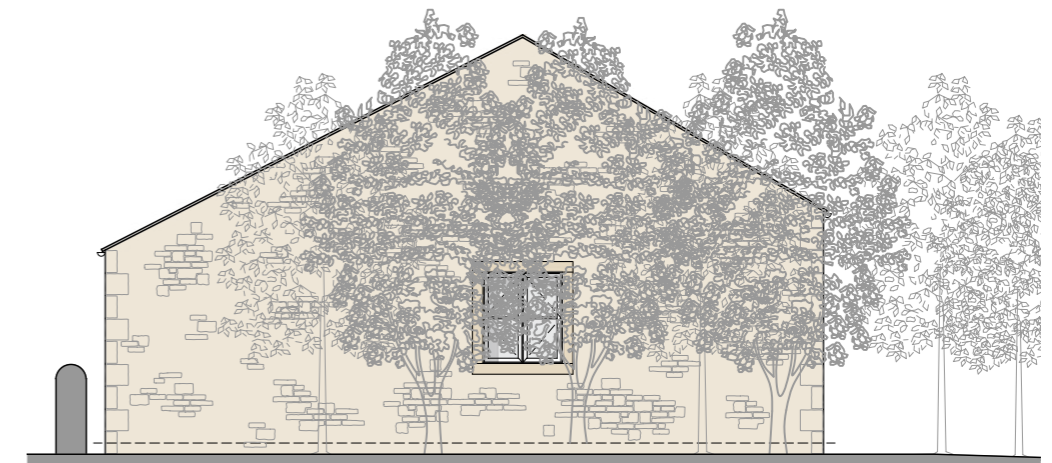
South Elevation



North Elevation



East Elevation



West Elevation



Proposed scheme *hard & soft landscaping*



1 Existing permeable access track with soft landscaping



2 Local stone boundary walls with native planting



3 Native tree and shrub planting



4 Grasscrete permeable surface



5 Species rich native wildflower soft landscaping



6 Native hedgerow planting to enhance setting, increase screening / biodiversity



Vehicular access as proposed

The proposed outbuilding will use the existing shared access, but will be set back so not to cause any disruption to the neighbouring properties. A permeable grasscrete apron is proposed in front of the outbuilding.

Adjacent are images to show the existing site access, as well as the proposed site plan.

Site plan key

◀••▶ Existing shared site access

◀••▶ Outbuilding access



1. View of the existing shared access track
2. View of the existing shared access track leading to the site
3. Proposed site plan

Biodiversity enhancements

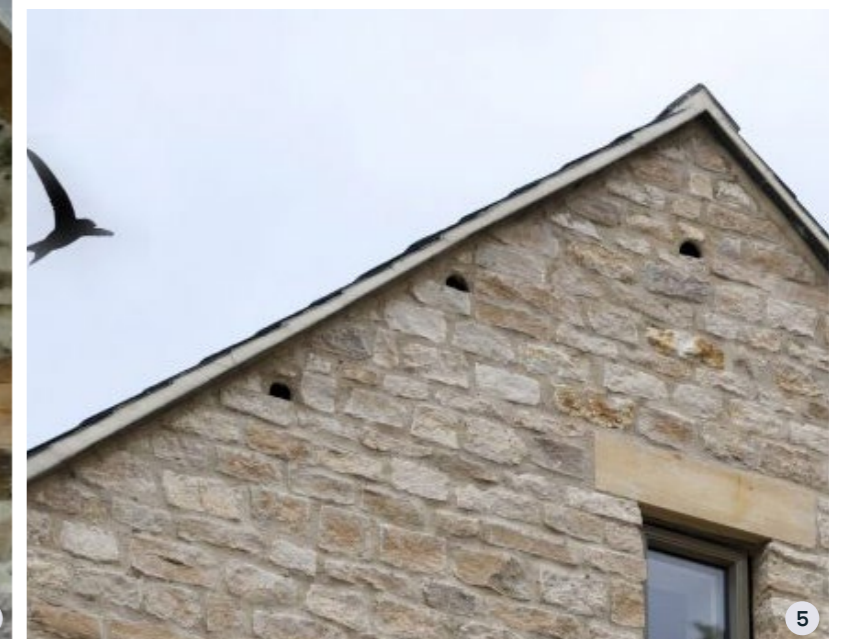
A number of biodiversity enhancements have been explored and incorporated to enhance the proposal, illustrated in the adjacent images.

The proposed design will provide different habitats for multiple species including bats, swifts, blue-tits, swallows and sparrows.

Integrated vents, boxes and tubes are preferred to ensure they do not visually detract from the existing fabric of the barn. The products will be discreet and inclusion in the walls and roofs will be well-detailed to achieve a minimal and pleasing aesthetic.

Woodcrete products contain recycled waste wood and maintain a constant temperature and stable environment during fluctuations caused by extreme weather systems. These are an environmentally friendly and sustainable option that require little to no maintenance.

The positions and exact specifications of these are to be reviewed by an Ecologist.



Key

1. Slate roof integrated bat vent
2. Integrated Swift box
3. Integrated nest provision for Barn Owls
4. Integrated bat box
5. Integrated Swift brick boxes



We are rural