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DESIGN AND ACCESS STATEMENT

Stables, Tack Room, Land Maintenance and Equipment Store
At
The Vines
Preston Road
Ribchester



View of the site location within the plot

Introduction

This statement supports the formal planning application submitted to Ribble Valley Borough Council on behalf of Mr & Mrs Gradwell by Peter Hitchen Architects Ltd (PHA).

The site comprises an area of land associated with the residential property known as 'The Vines'. The site is located within the designation of 'Open Countryside', outside

the settlement boundary of Ribchester and to the rear of an area of ribbon development of properties fronting Preston Road. The gradient of the site declines from the roadside, down to wards Boyce’s Brook to the rear of the site which is an ordinary watercourse. In addition, the site has an existing access track from the site entrance, down towards the rear of the site to provide access to a holiday let granted under planning ref: 3/2023/0477 and also expending to the southeast, behind the rear boundaries of the adjacent neighbouring properties.

Pre-application advice

A pre-application enquiry was concluded with a written response on the 8 August 2025 under the reference RV/2025/ENQ/00064. The principle of the development was accepted , however, a key paragraph within the response stated the following :-

With regards to the acceptability of the scheme and whether the building would constitute a small-scale recreational development, in its current form, the size and scale is not considered to be justified.

It is not considered that a building of such height would be appropriate and considered ‘small-scale’. If the applicant were to progress to a formal planning application, the height of the building should be reduced and further information provided in terms of the justification for the footprint of the building e.g. what equipment would be stored and further information on the need for stabling horses.

No information has been provided on where the horses would be grazed as currently, the land surrounding the building appears to be associated with the residential curtilage of ‘The Vines’. In order to assess the suitability of the stable building and surrounding land, the amount of grazing land should be identified.

In order to address this, we have revised the scheme and reduced the overall scale and mass of the building and in addition we have identified the amount of grazing land associated with the use on a site plan which accompanies this statement. It is also important to highlight that the building is not for horses but for domestic goats.

Proposal

The drawings which accompany this statement demonstrates a new single storey building incorporating stables, tack room and a machinery/equipment store. There is no other building within the plot which has similar uses. The building will be used to accommodate male and female goats as well as machinery and equipment etc as highlighted below :-

BARN TRACTOR & MACHINERY STORE	GARDEN MAINTENANCE / WORKSHOP		TACK ROOM	STABLE 2	STABLE 1
	Work Benches	Racking			
	Land Rover	Racking			
		Racking			
		Racking			

The applicant has confirmed that during the summer, the goats graze on the orchard at the rear of the house (marked green on the grazing site plan). An area of grazing is also in front and to the side of the new stable block however this would only be used in winter (marked red on the attached location plan). The goats would mostly be inside the stables in winter and fed there also. The goats do not need anything like the area required by horses.

The overall mass and scale of the proposal has been reduced from the pre-app design as stated above and is now appropriate for the plot and setting. The materiality is proposed to be an attractive mix of timber boarding with a profiled metal (olive green) roof finish.

Access

The existing entrance on Preston Road is utilised and the existing track is the access to the building. There is no alteration to the surface finish of the track in order to maintain the rural character of the area.



View of the plot looking from the house towards the proposed location of the building

The application includes :-

Location plan (showing grazing area)

Existing site plan

Proposed site plan

Proposed plan and elevations

Visuals

BNG matrix

Preliminary ecological appraisal

Drainage strategy statement

Design and access statement