

## **Design & Access Statement**

### **Implement Store at Holt Farm Gainstore, Holt End Lane, Bentworth, Alton, GU34 5LF**

This design & access statement has been prepared to accompany a planning application to add doors to the existing openings of the existing implement store at Holt Farm, and to permit the concreting of the element of the floor that is currently hardcore.

#### **Background, Need & Use**

The farm building complex supports an arable farming operation of c. 900 acres

The building in question is open on the north east elevation, meaning it is only suitable for storing machinery, and even that is not ideal as when the weather comes from the north east, the machinery still gets wet. Further, the building has two openings on the south west elevation, the elevation which faces the prevailing weather, which means there is water penetration to the building almost whichever way the weather comes from.

Adding doors will prevent the ingress of the weather, which will improve the machinery storage, but also mean the building will be able to be used to store seed and fertiliser when required, whilst also dramatically improving the security of the building.

Concreting the floor will allow the doors to close tightly, prevent rising damp damaging seed and fertiliser stored in the building, and make the building is vermin proof.

#### **Layout, Design & Scale**

The layout of the building remains unchanged, accessed from the existing concrete and hardcore yard areas.

The design of the doors matches the doors of the other building on the site.

The scale of the proposed development is in keeping with the existing building and the adjacent grainstore.

#### **Landscaping**

The existing building is already well screened by established planting and accordingly no further landscaping is proposed.

#### **Appearance**

The appearance of the proposed doors and floor is identical to that on the adjacent grainstore, and accordingly very much in keeping with the area.