

## **Planning Statement**

White Ash House Barn, Halstead, Essex, CO9 1PD

The existing Barn and Garages are in a poor state of repair and a major part of the roof is Asbestos corrugated sheeting. The intention is to fully replace the walls, roof and doors. The proposal is to replace the roof with roof tiles to match the house. It is also intended to change the pitch of the roof so that the ridge is central. The Barn is ancillary to the house and as such it is intended to be used for activities ancillary to the main dwelling. It is totally detached from the main house and not annexed to it. None of the proposed uses are in the existing main house and there is definitely no intention for it to be used as an Annex. There is also an opportunity to upgrade the thermal properties thus making it more sustainable and energy efficient.. The existing cladding is to be replaced with Eternit Cladding which is more sustainable and its colour is more similar to the facing brickwork of the main house The footprint is to be slightly smaller than the existing and the ridge lowered in some areas. The existing blockwork plinth is to be reclad with brick slips to match the existing facing brickwork of the main house. It follows that the proposal will unify said Barn to the House.

Allied to this the proposal is to remove the existing Garages and Outbuildings to the east boundary of the Barn and replace with a landscaped garden (See Site Plan for location). These buildings are unsightly and will remove the contentious uses of the past and should therefore be seen as a planning Gain. In summary the whole area will be visually enhanced and returned to a more appropriate use. The existing tarmac will be replaced with a lawn with some shrubbery around its edges. We trust that all of the changes can be seen as Planning Gains and therefore be fully supported by the Council

R. C. Chambers *BA (Hons) Dip Arch RIBA*