

## The Village Design Statement Explained

### Part 4: Dormers

This, the fourth of a monthly series of articles, is aimed at explaining how residents can apply the Village Design Statement (VDS) principles when considering material changes to their properties. If you are thinking about extending your property it is always best to consult with a constructional professional such as a Chartered Architect or Chartered Surveyor as they will know their way around the complex regulations surrounding construction projects whether permitted development rights or the full planning process is used.

Even if such a professional is employed, the appropriate instructions will need to be issued and therefore an understanding of the VDS is important. Remember, it is not just the size of the property that affects the value but also the design, plan detail and appearance together with its 'kerb appeal'.



Roof Windows in Roof Plane

Upward extensions into roofs of host buildings can sometimes be considered good use of space. Such extensions require very careful design consideration to avoid an imbalance in the plan form with bathrooms and WC's on different floors to bedrooms and rooms broken up by additional stairs as well as building character changes through the elevational treatment.

Providing natural light to the accommodation can involve the introduction of roof windows (preferred) or dormer windows, which in some cases fall within permitted development rights. Without proper design control, large dormers can, and often do, adversely affect the character of the property especially within the street scene.



Effect of Dormer Windows on Elevational Character

The VDS recognises this and recommends keeping any extension within the roof plane. Where dormers are absolutely necessary they should be in keeping with the

host structure and not create an imbalance or over-bearing appearance detracting from the street scene and the building's character. Dormers with pitched roofs or catslide roofs with a tiled or slated finish according to the host property are the preferred solution. It is recommended that flat roofs, including crown roofs should be avoided for main roofs and dormer windows.



Gable Ended



Cat-Slide



Hip Ended

Typical Preferred Dormer Windows

*Future topics will include windows, materials, landscaping, lighting, special character elements, boundaries and garages. Past topics include extensions and roofs.*



**The VDS document can be found on the Parish website or purchased from the Clerk. Residents' enquiries arising from the VDS should in the first instance be directed to the Clerk. Website: [www.essexinfo.net/woodhamwalter-pc](http://www.essexinfo.net/woodhamwalter-pc)**